

United States Department of the Interior  
National Park Service

## National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 15A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

historic name Ednor Gardens Historic District

other names B-1361

### 2. Location

street & number Roughly bounded by Ellerslie Ave., 36<sup>th</sup> Street, The Alameda, Andover Road, and Chestnut Hill Ave.

☐ not for publication

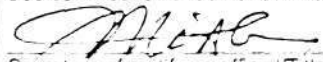
city or town Baltimore

☐ vicinity

state Maryland code MD county Baltimore City code 510 zip code 21218

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments).

  
Signature of certifying official>Title

11-19-03  
Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments).

Signature of certifying official>Title

Date

State or Federal agency and bureau

### 4. National Park Service Certification

I hereby certify that this property is:

☐ entered in the National Register.

☐ See continuation sheet.

☐ determined eligible for the National Register.

☐ See continuation sheet.

☐ Determined not eligible for the National Register.

☐ removed from the National Register.

☐ other (explain): \_\_\_\_\_

Signature of the Keeper

Date of Action

Ednor Gardens Historic District (B-1361)

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**5. Classification****Ownership of Property**  
(Check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

**Category of Property**  
(Check only one box)

- ☐ building(s)  
☒ district  
☐ site  
☐ structure  
☐ object

**Number of Resources within Property**  
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
885	0	buildings
		sites
		structures
		objects
885	0	Total

**Name of related multiple property listing**

(Enter "N/A" if property is not part of a multiple property listing)

N/A

**number of contributing resources previously  
listed in the National Register**

N/A

**6. Function or Use****Historic Functions**

(Enter categories from instructions)

DOMESTIC

**Current Functions**

(Enter categories from instructions)

DOMESTIC

**7. Description****Architectural Classification**

(Enter categories from instructions)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS: Tudor  
Revival: Colonial Revival**Materials**

(Enter categories from instructions)

foundation Stone

walls Brick, Stucco, Stone, Wood

roof Slate

other

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets)

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Ednor Gardens Historic District  
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### Description Summary:

The Ednor Gardens Historic District is a residential community developed by the large-scale Baltimore developer Edward J. Gallagher and his sons between 1925 and 1950. Comprising some twenty-nine blocks located in north Baltimore, Ednor Gardens is distinguished by its Tudor, Norman, and Colonial-style dwellings, primarily rowhouses, that reflect national changes in residential architectural tastes from the mid-1920s through the World War II era. Using his son as architect, Edward J. Gallagher set about to create a new kind of rowhouse community in Baltimore, "the English village in the city," with stylish houses aimed at a middle-income market and offering all the modern amenities that a homeowner might want in 1925, including built-in garages. The quality of design and construction made Ednor Gardens the most aesthetically successful of the several English-style rowhouse communities built in the late 1920s in this price range in the city. When the company began building again in 1936, after the worst years of the Depression, Gallagher, Jr. was designing "colonial" row- and detached houses, reflecting a national design choice influenced by the opening of Colonial Williamsburg in the early 1930s.

The district is exceptionally cohesive and retains a high level of integrity, with all of its 885 resources contributing to its significance. The houses today remain substantially unaltered, and the terraced gardens planned by the developer as part of his overall concept have reached maturity.

### General Description:

Ednor Gardens Historic District is located on approximately eighty-two acres of land that was once part of the southern section of the country estate of General Samuel Smith, a Revolutionary War hero who led the defense of Baltimore in the War of 1812 and later served as a Senator from Maryland. Smith called his estate Montebello, and in 1800 built a Regency-style villa on the property. The estate was purchased before the Civil War by John Work Garrett, the president of the Baltimore & Ohio Railroad Company, and inherited by his son Robert Garrett and his wife Mary Sloan Frick, whose city residence on Mount Vernon Place was built by Stanford White in 1884. After Garrett's death in 1896, Mary Frick inherited the property. She and her new husband, Dr. Henry Barton Jacobs, retained Montebello as a country home for some years, but as residential development reached 33<sup>rd</sup> Street and beyond in the years preceding World War I, the couple decided it was time to sell off their land holdings.

The Baltimore real estate developer Edward J. Gallagher, the carpenter son of an Irish-born laborer, began building small groups of two-story rowhouses in the working class areas of East Baltimore in the 1880s,

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when only in his early twenties. He managed to accumulate the capital to make larger land purchases and by 1910 had successful building ventures going on in several different parts of the city, all aimed at a working class market. In 1911 he built an expensive house for himself in Guilford, the fashionable suburb then being developed by the Roland Park Company to the southeast of Roland Park.

Just to the east of Guilford lay Greenmount Avenue (York Road), one of the busiest (and oldest) thoroughfares in the city and county. Only a few blocks further east was the site of the city's baseball stadium in Venable Park. The stadium fronted on 33<sup>rd</sup> Street, opened by the city in 1915-16 as a wide boulevard with a grassy, tree-lined median. Now a nearby resident, Gallagher decided to try his hand at building a new style of rowhouse on ten acres he acquired in 1915 on both sides of 33<sup>rd</sup> Street, just south of the Montebello estate.

The houses were "Daylight houses," a form first seen in Baltimore in 1913 and adopted by Gallagher and many builders soon thereafter. Unlike older rowhouses that were three-rooms deep and lacked any light or ventilation in the center room, this new form of rowhouse design boasted light and air in *every* room. The new-style houses were wider (18' to 22' as compared with the 12' to 15' width of three-room-deep houses), and only two-rooms deep, so every room had a window; hence the name, "Daylight" house. The other notable feature about Daylight houses was that they had small front yards and broad front porches.

After the opening of Baltimore's first suburban development, Roland Park, in the 1890s, more and more homebuyers wanted the grassy lots and open porches available with suburban houses. Rowhouse developers quickly incorporated these two features into their rowhouse designs by setting the houses back from the street, so they could have a small front yard, and running a deep porch across the entire length of the front. Since these houses were built on undeveloped land annexed to the city in 1918, they actually *were* in the suburbs, where residents could enjoy fresh breezes and views of the countryside from their front porches.

Beginning in 1917, Gallagher built Daylight houses designed by his architect son, Edward, Jr, facing the wide, tree-lined 33<sup>rd</sup> Street boulevard. The exterior design combined features of the popular Colonial Revival style houses being built nearby in Guilford—red brick with stone trim, deep front porches with white-painted Doric columns, eight-over-eight light windows and dormers. In 1921 he tried something new—he began replacing the open front porches on his Daylight houses with enclosed sun porches, a design idea he seems to have copied from a newly-built house just across the street from his own Guilford house. This feature dramatically increased the available living space inside the house, adding the equivalent of an extra sitting room. And now, instead of a Colonial Revival slate roof, these "sun porch homes" featured green tile roofs copied from then-popular Spanish Revival styles.

Throughout the early 1920s Gallagher built houses in this style in the 33<sup>rd</sup> Street neighborhood, as well as in several other locations. He continued to prosper and upon learning that Mary Garrett Jacobs was looking to sell portions of Montebello, just north of the Baltimore Stadium, and almost adjoining his present building operations, he jumped at the chance. In June, 1923, he bought a 48.4-acre parcel from Mrs. Jacobs that ran east



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to the current-day Alameda, taking an option on the remaining 43 acres of the estate (running east to Hillen Road), which he purchased a year later. At first, according to press reports, he had no firm ideas about what type of house he would build on the land. But, working with his architect son plans coalesced. He decided to create a neighborhood that would have its own distinctive look and offer stylish houses that would be affordable to the "average homeseeker's pocketbook." In so doing he offered an entirely new style of rowhouse to the middle-class buyer—one that offered fashionable stylistic features and "all the modern conveniences" heretofore only available in houses for more affluent citizens. Edward Gallagher, Sr. named the quaint new community Ednor Gardens, after his two sons Edward, Jr. and Norman.

The Gallaghers took as their model the expensive, Tudor-style houses then going up in Baltimore's most fashionable suburban communities. Roland Park, created in 1891, was first built up with shingle-style houses, but when its large second plat, laid out by Frederick Law Olmsted, Jr. in 1903, opened, company architect Edward L. Palmer designed Voyseyesque stucco group houses that he arranged about a central green. This enchant for the English village look of Richard Norman Shaw's Bedford Park, for example, really took hold in the next development created by the Roland Park Company—Guilford. In 1911, some of the first houses built in Guilford introduced the Elizabethan style to the city, with pairs of stucco, brick, and stone houses sporting steeply pitched rooflines, massive chimneys, and half-timbering, built on Chancery Square.

In Guilford proper, as in the well-to-do areas of most other cities before World War I, the Tudor style was only one of several popular revival styles, intermixed with Colonial Revival, Georgian Revival, Jacobean Revival, and even Spanish Revival. But on the fringes of the development, the company's architect was doing something different. In hopes of providing stylish houses for those suitable clients who did not need a large-scale suburban house, the company asked Edward L. Palmer to work on designing small groups of fashionable rowhouses to be built on the edges of the exclusive community, to create a "buffer zone" between the large houses in the community and the surrounding streets of more modest houses. In 1914 at Bretton Place, Palmer created large, two-and-a-half story brick rowhouses with varied, picturesque rooflines and tall chimneys that also provided space for the maid's room and a secondary stairway. No longer were rowhouse units repeated one after another; now the "group" of houses was designed as a unit, encompassing the asymmetrical massing, varied rooflines, picturesquely arranged fenestration patterns and decorative details of the Elizabethan style.

In the later teens other builders took up small parcels adjoining Guilford and created unified blocks of expensive rowhousing that followed Palmer's model. House units were not identical and the whole equaled more than the sum of its parts. The Gallaghers decided to imitate this successful design concept, but build more modestly sized and priced houses to appeal to the more "average" homebuyer. And, because of the economies of scale of their building operation, they were able to develop a larger tract of "English-style" houses in one carefully laid out location than anywhere else in the city.

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### First "English-style" houses

For Ednor Gardens, architect Edward Gallagher, Jr. came up with a number of daring design ideas that went well beyond those seen on the more expensive group houses in the Roland Park-Guilford area. Young Gallagher's bold designs called for various combinations of materials, picturesque rooflines, prominent chimneys, sun porches, and a heavy reliance on stone, with the result that his rows had an especially English feel. The firm's advertising brochures made the most of this romantic appeal: "With the atmosphere of old England in their architecture, this group of English type homes bids you most cordially to consider a home in Ednor Gardens."

An important factor in the appearance of the earliest houses built between 1925 and 1928 was the composition of the land itself. It was a hard, rocky site that was difficult to clear. Enormous quantities of local stone and a black gneiss had to be excavated so Gallagher determined to use it to give the houses both a distinctive style and enduring appearance. Taking cues from some of the Roland Park and Guilford group houses and to create a rural "village" feel, the Gallaghers sited the first Ednor Garden rows seven to ten feet above grade, creating landscaped terraces extending down to the sidewalk, with retaining walls of the local stone and with "artistically planted shrubbery." This gave the rows a prominence most others in Baltimore lacked, and the lush landscaping added to the picturesque qualities. This design feature also set the houses high enough above grade so that garages could be placed at street level at the rear, an important marketing device for Gallagher. It is significant to note that these houses were priced at more than twice that of any other house the company built that year, showing the major change in market for which Gallagher was building.

Edward Gallagher, Jr. achieved a village-like atmosphere by giving the facades in each row varied rooflines and window arrangements, thus emphasizing the individuality of every house. The most stylish houses sported cross-gabled and cross-gambrel roofs. Paired or triple-sash window (and later casements) set within the end gables made the master bedroom light and airy. The rough-faced, dark gray, black or tan stone of the basement and first story vividly contrasted with the white stucco and dark gray slate roof above. The stone masonry, executed in a coursed ashlar, included a keystone Roman arch over each front door. Corner columns or pilasters framed the tall Arts-and-Crafts style casement windows lighting the sun porch. A slit attic vent mimicked English cottage attic windows; the chimneystacks running up the front between houses also contributed to the English aura.

The first group of houses built in Ednor Garden, at 1118 - 1134 36<sup>th</sup> Street, were completed in 1925. Each unit was 22' wide (end units measured 23' wide) and occupied a lot 95' deep. The houses were priced at \$9,850, in comparison to the price of \$4,850 for the sun porch houses built in 1922 on the north side of the 800 block of 33<sup>rd</sup> Street. The exposed facades were built of the local tan stone excavated on the site; the rears had stone basements, with the upper two floors finished with stucco. In terms of design these houses were the most conservative--with their short shed roofs and individual sun porches their overall form more closely resembles

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the red brick, green-tiled-roof "sun porch homes" the company had just recently built north and south of 33<sup>rd</sup> Street. The "English" design elements are the stone exterior, the triple windows (though still double-hung sash), the tall cross gable break in the roofline which frames a wide chimney, and the slate roofs. A continuous wooden frieze extends across the façade, broken only by the front chimneys. Each window has a keystone lintel and each of the entryways is framed by a stone arch with keystone. Original doors had multi-light panels, with the top panels arched to fit the arched doorway. The sun porches are four bays wide and three bays deep and each has its own short, slate shed roof, echoing the design of the house roof above. End units have side bay windows.

The house group at 1100 - 1116 36<sup>th</sup> Street, built next, featured 21'-wide houses (end units were 21'6" wide), set on 95'-deep lots, and sold for the same amount. This group shows a more sophisticated design, with a flat roof punctuated regularly by cross gables, and paired sun porches. Again, the cross gable frames a wide, double chimney set on the front façade. Several feet beneath the roofline a deep wooden cornice extends across the façade between each cross gable, consisting of a crown molding, a deep frieze area and a lower molding strip. The sun porches are four bays wide and three bays deep, with double-hung sash. The sun porches on the end units have green tile roofs, as do the side bay windows on these units. Triple windows placed above the sun porches directly abut the wooden cornice. The other second floor window on each house has a splayed stone lintel with keystone. Beneath this window the entryway is framed by a stone arch, with keystone. In the stone basement area beneath the sun porch there are two windows with splayed lintels.

The rears of these first groups of houses had a one-bay-wide, three-story addition, as well as a projecting second-floor area set above the built-in garage. The kitchen was located in this addition, and, on the second floor, an added closet. The garage doors have 4/4 lights each, set above. The window lighting the entrance to the basement was a 2/2/2 casement.

Both groups of houses have front terraces laid out with four steps leading from the sidewalk to a broad terrace; another four steps lead to the entryway. At the rear a three-story high, one-bay-wide projection rises next to the built-in garage, housing the laundry room, kitchen above, and a storage closet on the second floor. At the second-floor level, the remaining bay also projects slightly. There are paired hinged garage doors, each with 4/4 windows set above a wooden panel with an X design. Both the dining room and the larger rear bedroom were lit with paired double-hung sash, separated by a central wooden panel.

Inside, the houses were spacious. The entry hall led to a straight flight of steps set in the middle of the house. To the side, a wide opening framed by wooden piers led to the living room with its corner gas-log fireplace. French doors led to the front sun porch and also opened into the dining room to the rear. On end houses the dining room was lit by a bay window on the side wall; beyond, a powder room at the rear of the house adjoined the kitchen. On interior units the dining room was lit by a paired rear window. Beyond the stair hall a door led into the breakfast nook, lit by a single rear window; the nook opened into the kitchen in the rear addition. A side door opened to a rear porch, whose steps led down to the basement level and the garage.



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Upstairs there were four bedrooms. The master bedroom, set above the sun porch and lit by a triple window, measured 12' wide by 14'6" deep. The second front room measured only 7'10" wide by 12' deep, and was lit by a single sash. The bathroom, located in the center of the house at the top of the stairs, was lit by a skylight. To the rear the second largest bedroom, measuring 12' wide by 14'4" deep, was lit by a double sash. Next door, the fourth bedroom (7'10" wide by 12'8" deep) opened into the large storage closet located in the rear addition. One entered the basement through a door in the rear addition, which led to the laundry room, a basement bathroom, the furnace room, and, under the sun porch, an extra bedroom or clubroom. One could only access the garage through the rear, hinged doors.

In 1926 - 1927 the Gallagher Realty Company continued their progress west and north by constructing English-style rowhouses in the 1000 block of 36<sup>th</sup> Street, on the west side of the 3600 block of Ednor Road and on both sides of the 3600 block of Yolando Street, the north-south street laid out west of Ednor Road. These groups featured more experimental designs created by combining units with end gambrel roofs, asymmetrically designed cross gables, and plain gables with eyebrow windows in the front gable. On units with the gable end to the street there are long, narrow ventilating slits set under the peak of the gable, mimicking English cottage attic windows. The houses have stone-faced basements and first and second floors of stucco; the roofs are slate. The floor plans are similar to those of the earliest houses except for the fact that now the rear addition containing the kitchen is only two stories high and the second floor storage closet has been eliminated.

The 1000 block of 36<sup>th</sup> Street (1018 - 1034; 1000 - 1016) was designed by Gallagher, Jr. to complement the older, all-stone houses built in the 1100 block. There are nine sun porch houses in each of two groups on either side of Rexmere Road. All units on 36<sup>th</sup> Street are 21' wide (21'6" wide for the end houses) and occupy lots 95' deep. They cost \$9,600. Here tan stone is used to face the first floor and basement level, with white stucco above. To make the design compatible with those houses in the 1100 block of 36<sup>th</sup> Street, the Gallaghers set wide stone chimneys on the front façade, running up between the front doors of adjoining houses and extending far above the gabled roofline. The sun porches are four bays wide and three bays deep and now have Arts-and-Crafts-style windows. Above the sun porch, triple windows with 6/1 sash are set within the end gables to light the master bedroom. Doorways have round-arched surrounds with keystones. The single sash above lights the small front bedroom. At 1018 - 1034 the sun porches are decorated with four recessed panels set beneath the windows, but this feature is repeated on no other houses.

At the rear there is a built-in garage, and a projecting two-story, one-bay-wide addition housing the entrance to the basement and the kitchen above. The end units are deeper, with the garage housed in the projection, and with a much larger kitchen above. The upper floor rears of these houses are brick, with only the addition stuccoed. Above the garage, the wide dining room window consists of four casements set beneath a wide segmental arch composed of a double row of header bricks. On the floor above, paired 6/1 sash set beneath a slightly arched lintel light the large rear bedroom. The houses at 1000 - 1016 36<sup>th</sup> Street are set on much higher terraces than those at 1018 - 1034 or those in the 1100 block of 36<sup>th</sup> Street, and are reached by three separate flights of stone steps that help create two distinct terrace levels.

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On the houses in the 3600 block of Ednor and Yolando Roads, built in 1926, the first floor and basement level, as well as the terrace walls, are faced with random-cut black stone excavated from the site. The end and front walls of the terraces have crenellated tops created by placing squared off stones vertically. The houses on Ednor Road are 20' wide (end houses 21' wide), occupy lots 105'6" deep, and were priced at \$8,250. There are two groups of eight houses each, separated by a grassy strip (3600 - 3614; 3616 - 3630). On Yolando Road the long row of seventeen houses on the east side of the street (3601 - 3633) are 21' wide and cost \$8,950; those on the west side (3600 - 3632) were 20' wide and cost only \$7,500. All lots are 97'6" deep. Each house has a sun porch. The overall composition of each group is created by placing a pair of gambrel-roofed houses at each end of the group, followed by a single house, with asymmetrical cross gable, next closest to the center. At the center of the unit stood a pair of houses with plain gable roofs and eyebrow windows. The slate roofline is broken by a stuccoed parapet that frames each pair of houses and aids in the collection of rain water. No tall chimneys decorate the façades.

On units with the end gambrel roof to the street, and those with plain gable roofs, the sun porches are rectangular in plan (four bays wide by three bays deep) with Arts-and-Crafts-style sash. Those with end gambrel roofs have Doric pilasters with recessed panels framing the corners of the sun porch; those with gable roofs are framed by fluted Doric pilasters. For units with an asymmetrical cross gable, the sun porches are five-sided bays, with engaged columns at each corner, and multi-paned casement windows. Paired second-floor double-hung sash are set beneath the gambrel-shaped end gables, with the asymmetrical gable boasting a triple sash; the remaining second floor front window is small, with a diamond-paned leaded light. Units with plain gable roofs have single sash. These windows were originally filled with 6/1 sash and many remain in place today. Houses with gable ends to the street have round-arched stone doorway enframements; those with plain gable roofs have rectangular doorways sheltered by a shed roof supported by wooden brackets. Original doors had multi-lights.

The Ednor Road houses have a built-in garage at the rear, with the kitchen housed in a one story, one-bay-wide projection supported on concrete posts. Metal steps lead to a concrete porch and the kitchen door. End houses are deeper, with the garage and kitchen housed in a two-story rear projection. Houses on Yolando Road are slightly deeper and have a flat rear façade, with a full-width concrete porch supported by metal posts, and a kitchen door. A four-section-wide dining room window, each with 2/2 lights and with a segmental arched lintel composed of a double row of header bricks, is set above the built-in garage and a single sash lights the kitchen. Each end house has two dormer windows on the side second-floor level, each with paired sash. There is a four-light rectangular casement window lighting both living and dining rooms on these end units. On these groups of houses only the deeper end units have four bedrooms, with the bath located along the end wall between front and rear bedrooms. Other units have only three bedrooms, with the bathroom now located at the front of the house, next to the master bedroom. Living rooms still have corner gas-log fireplaces, now located at the center, rather than the front of the house. The houses on Ednor Road sit high above the street level, with long flights of steps creating steep terraces. The east side of Yolando Road sits almost at street level, but the west side also has steep, deep terraces.



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Both sides of the 3600 block of Kimble Road were built next, in 1927. Each side of the street contains seventeen houses, in one long row (3601 – 3633; 3600 – 3632), that are 20' wide on lots 97'6" deep and were priced at \$7,500. Built of the same local black stone and stucco as those on Yolando Road, they offered yet a slightly different composition. Here the unit with the asymmetrical cross gable roof has been eliminated and the row consists solely of a pair of houses with gambrel-roof end to the street, next to a pair with regular gable roof with eyebrow window. All of the sun porches are rectangular in plan, five bays wide by three bays deep, with Arts-and-Crafts-style windows; a flat Doric pilaster marks the dividing line between the sun porches of adjoining houses. The gambrel-roofed design has a paired, second-floor double-hung sash with 6/1 lights, separated by a grooved center panel, beneath the end gambrel, and a short double-hung single window above the front door. The houses with gable roofs have two single double-hung sash set above the sun porch, and the same shorter window above the door. All doorways have flat shed porch roofs supported by curved wooden brackets. The entryways are arched, with multi-light doors with arched tops.

At the rear, the end units project deeper and have a two-story addition housing the garage and kitchen above, but all houses have flat rear façades, with an upper porch leading to the kitchen door. A four-pane-wide dining room window with a double-header segmentally arched lintel is set above the built-in garage and a single sash lights the kitchen. Above the dining room window there is a paired double-hung sash, also set beneath a wide segmental arch, as are the adjoining kitchen door and window. Kitchen and basement doors have 2/2 lights set above three horizontal panels.

Ever moving westward, in 1928 the company erected similar stone and stucco sun porch houses on both sides of the 3600 block of Rexmere Road (3601 – 3633; 3600 – 3632--seventeen houses each, 20' wide on 97'6" deep lots, priced at \$8,250) and on the 900 block of 36<sup>th</sup> Street (900 – 920), 21'7"-wide houses on lots ranging in width from 25'6" to 36', with depths ranging from 90' toward the ends to 69'6" near the center of the group. The houses on 36<sup>th</sup> Street all had the wider, two-story rear addition housing the garage and kitchen, as seen on the end units of previous groups. The rears are brick and the additions stuccoed. These houses were priced at \$8,950. Each unit was identical but differed slightly in overall design from those put up in 1927, to the east. Instead of the black stone found at the site, Gallagher switched back to the tan stone first used for first floors and basements. The groupings consisted of alternating pairs of houses with gambrel and cross-gable end gables facing the street, each pair centered on a wide, double chimney. The pairs with gambrel-roofed ends had a rectangular chimney; those with cross gables had a pair of tall, squared chimneys set at angles to each other. Parapet walls set along the roofs marked each pair of houses and each end gable had the traditional slit beneath the peak of the gable to ventilate the attic.

In these houses the sun porches were the standard four-bays-wide and three-bays-deep, with Arts-and-Crafts-style windows. Doric pilasters mark the ends and center of the sun porches. Above, on houses with gambrel roofs, a paired double-hung, 6/1 sash lit the main bedroom; triple windows lit the second floor beneath the paired cross gables. Each unit had a smaller multi-paned casement sash set above the front door, except on the 900 block of 36<sup>th</sup> Street, where cross-gabled units had paired second floor sash above the entrance and the

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gambrel-roofed units had a single double-hung sash above the door. Doorways were sheltered by a shed roof supported by wooden brackets and had arched multi-light doors. The square basement windows have splayed stone lintels with keystones.

At the rear, end houses had the projecting garage and kitchen, but all others had the garage built-in beneath the dining room. The kitchen was housed in a one-bay-wide projection supported on concrete posts. The wide dining room window, set beneath a double-header segmental arch, had four 2/2 casement panels separated by vertically-grooved wooden panels; above, the larger rear bedroom had paired, double-hung sash. The basement door had 2/2 lights set above two horizontal panels, with a window closely adjoining with two, narrow vertical casements. Floor plans followed the pattern set in houses built in 1926 and 1927. Houses on Rexmere Road had moderately steep terraces but those in the 900 block of 36<sup>th</sup> Street sat high above street level, with entryways reached by three long flights of stone steps that created two steep terrace levels.

### Gudor and Norman-style Economy Models, 1929 – 1931

In the Depression-era building years 1929 through 1931, the Gallaghers continued building at Ednor Gardens but were now producing narrower and much less expensively finished houses. Instead of being priced in the \$7,500 to \$9,600 range, these units could be purchased in the \$4,200 to \$6,950 range. Gallagher, Jr. produced designs that could be built much more cheaply, but that still had a stylish dash and fit in with the "English village" theme of the community. Geographically, building in Ednor Gardens was now going to move in a west-to-east direction. After the completion of the 900 block of 36<sup>th</sup> Street in 1928, the company in 1929 completed the triangle just to the east, including the 3600 block of Elkader Road, and the 900 blocks of McKewin and East 37<sup>th</sup> Streets. In 1930 and 1931 the Gallaghers built houses in the 3700 blocks of Elkader and Rexmere roads. These would be the last "English-style" houses built by the company. When they resumed building after the worst years of the Depression, they now favored the neocolonial look popularized by Colonial Williamsburg.

The houses built in these years, like those built earlier, shared basic characteristics, but each group achieved a distinctive appearance through the variance of details. Cost-saving measures included replacing stone with brick for first floors and basements; second floors remained stucco and the roofs were still slate. Houses no longer had sun porches; these were replaced with simple open porches. 21'-wide houses were no longer built. Identical houses were built in long rows on the west side of the 3600 block of Elkader, south of McKewin (3600-3618) and on the east side (3601-3637). Those on the west side measured only 17'6" wide, on lots ranging in depth from 67'4" to 85'; houses on the east side measured either 17'6" or 18'-wide on 97'6" deep lots.

For 3600-3618 and 3601-3637 Elkader Road, Gallagher designed a plain brick façade, with flat roof and front brick chimneys extending above the roofline. Priced at \$6,950 each, they represented a much more affordable house type than those built earlier. Set against this flat front were pairs of slightly projecting second

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floor treatments that gave the houses their "Tudor" flavor. Paired units with cross-gable-roofed projections (the peak of the gable extending above the roofline) alternated with shed-roofed paired units, all carried out in stucco with slate roofs. Half-timbering in three different designs decorated the upper portion of the cross-gabled projections while the shed roofed projections had wide eyebrow windows. Both designs had a triple window in the second-floor projection. Because of the narrowness of the houses, this was the only second floor window. A wooden porch matching the width of the projection extended across the first floor, supported by wooden Doric piers. On the pairs of houses with shed-roofed second floor projections, the deep cornice of the porch roof was decorated with a lattice design. Only the basement area of the porch was faced with stone. The entryway, set just to the side of the porch, had its own shed-roofed cover, supported by curved wooden brackets. French, casement-style windows opened onto the deep front porch. At the rear there was a wide, two-story addition containing the garage, with kitchen above.

Houses on McKewin and 37<sup>th</sup> Street were on even smaller lots--only 16' wide and ranging in depth between 82'6" to 98'. The 900 block of McKewin Street (901 - 911; 900 - 926), just around the corner from Elkader, shows the same pattern of cross-gable and shed-roofed projecting second-floor bays, separated by front chimneys that rise high above the roofline, but here Gallagher returned to his usual slate, gabled-roofed design. The first floors of the 16'-wide houses were brick, the second floor stucco, and the basement faced in stone. They were priced at \$5,850. For the north side of McKewin, however, he matched up shed-roofed pairs with pairs of single cross-gabled units. One block to the north, the similar brick and stucco rows, with stone basements, in the 900 block of E. 37<sup>th</sup> Street (901 - 923; 900 - 926), are now articulated only with shed-roofed pairs, with triple windows, and it is not surprising that these houses are the least expensive of the group (\$4,275). All of the houses in these rows have flat-linteled entryways with their own shed-roofed cover supported by curved brackets. All were built in 1929. The master bedroom occupied the entire front of the house, with two more bedrooms at the rear. On both McKewin and 37<sup>th</sup> Street the houses had the wider, two-story rear addition contained the garage and kitchen above.

In 1930 the Gallaghers erected a group of five 17'9"-wide houses, on 85' deep lots at 3620 - 3628 Elkader Road, just north of McKewin, priced at \$6,950. These now sported an all brick façade with only the projecting second floor units stuccoed. Here Gallagher, Jr. returned to the use of the gambrel-shaped end gable, arranged in pairs at either end of the group, and punctuated with tall front chimneys. The single center house had a cross gable end. Triple windows lit the end gables, set above an open porch. A single double-hung sash was set above the entryway. As with the groups described above, these houses had a two-story addition at the rear, containing the garage and kitchen above.

In 1930, moving east to the 3700 block of Rexmere Road, the Gallaghers returned to a scale of design, with 20' wide houses set on 97'6" deep lots, that seemed more in keeping with the earlier parts of Ednor Gardens, and sold for the higher price of \$7,950. These houses were advertised for sale as a "new group of English type Homes." For these houses the company also returned to the earlier concept of building smaller groups of houses, in this case seven, separated by a wide, grassy plot (3700-3712 and 3714-3726; 3701-3713



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and 3715-3727). In terms of design, these houses were probably the most stylish built by the company and they were featured in the most expensively produced, and fully illustrated, sales brochure the company had produced. Their design featured a roofline punctuated by numerous cross gables set against a steeply pitched gable roof, and varied, picturesque entryways. The houses had brick-faced first floors, stone basements, and stuccoed second stories. Randomly scattered patches of brick or stone work set in the stucco and framing the windows added to the picturesqueness of the design. Some end houses had first floors faced with tan stone that matched the stone bordering the terrace at both ends of the group. The seven houses in each group (separated by a wide grassy path) were arranged in the following way: each end house (its entire façade projecting forward from the group) had a wide cross-gable projecting above the roofline; the next houses (two at one end, one at the other) had both a larger and a smaller cross gable breaking the roofline, some of which were decorated with half-timbering. Dominating the center was a pair of houses that shared asymmetrically-designed cross gables that also projected to the top of the roofline. The façade no longer has tall front chimneys.

In this design, the end houses had round-arched entrances set flush with the façade. The house next in had either a squared or rounded projecting entryway set in the corner formed by the projecting façade of the end house and the recessed façade of the next house. Houses in the middle of the group had projecting, cross-gabled brick entryways—some with Elizabethan half-timbering—that served as deep, narrow porches with arched opening and windows. All of the windows on these houses were now casement style, with multi-lights suggesting old England. The main second-floor front and rear windows were all double casements; secondary windows were single casements. Mid-group houses also had double casements for first floor windows but the end units had wider, triple casements. All of the casement units were set within fixed, multi-pane frameworks, which, on the rear windows, had vertically-placed brick lintels and brick header sills. The same style of house was built in early 1931 at 3630 – 3636 Elkader Road, north of Greystoke, but these were only 18' wide on 85'-deep lots and cost \$6,950. These houses and those on the west side of the 3700 block of Rexmere sit above high, steep terraces; the terraces on the east side of Rexmere are much lower.

Houses in this style had flat rear facades, with no projection to house the kitchen. A wide double casement window lit the dining room, set above the built-in garage. In terms of floor plan, the entry area opened directly into the living room, whose corner gas-log fireplace was set in the opposite corner, next to the French doors leading into the dining room. Just past the straight flight of stairs, an arched entryway led to a small hall, featuring a telephone nook that opened into the kitchen beyond. Now, instead of the separate breakfast room featured in earlier houses, the kitchen was wide enough for a breakfast table. Upstairs, the hallway featured a second telephone nook. The bathroom was located at the front of the house, next to the master bedroom; two other bedrooms occupied the rear. Although there were no sun porches on these houses, the Gallaghers managed to fit in a clubroom at the basement level. The basement door had 2/2 lights set above no vertical wooden panels; garage doors retained their earlier form of 3/3 lights set above wooden panels decorated with an X design. Long, decorative strap hinges held the doors in place.

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The brochure also included a photograph of "another attractive group of English Type Homes . . . showing something of French or Norman influence," in the 3700 block of Elkader Road. Another advertisement called them "Normandy Group Homes." These houses were much more simplified in style and thus could be bought for much less money (only \$6,350) than the groups on Rexmere, and were advertised as "the greatest values since the war." The houses on the west side of Elkader (3700 - 3716) were 18'4" wide and occupied lots 85' deep; those on the east side (3701 - 3733) were only 17' wide (17'6" for end units) on lots 97'6" deep. Both sides of the street were built out in one long row. Stylistically, these groups showed the same combination of a brick-faced first story with stucco above, random brick patches decorating the stucco, and the use of half-timber detail in porch roofs, as seen on the 3700 block of Rexmere. In the interests of economy, the steep gable roof punctuated by picturesque cross gables was replaced by a short shed roof; the cross gable elements became more decorative than structural. Stone was only used to face the basement walls on the end houses of the group and to form the side walls of the row's grassy front terraces. These houses also have a flat rear and built-in garage.

On the east side of the block the design of the row consisted of paired cross-gabled units alternating with paired gambrel-shaped end gables. A double chimney stack rose from the center of each paired gable. Pairs of houses shared double open porches with cross-gable roofs decorated with half-timbering. Windows were casement style, but smaller now than in the 3700 block of Rexmere Road. Both styles of end gables contained a pair of single casement windows, but the first floor window and the window over the entry were double casements. Side and rear windows likewise were smaller than at the more expensive houses on Rexmere Road. Houses on the west side of the block were identical but for the fact that the paired, gable-roofed porches were enclosed, with a side entrance and front window. In this group the upper level of the cross gables that punctuate the roofline also had half-timbering decoration.

The rear façade design of these houses on Elkader closely resembled the designs on Rexmere, with casement-style windows and a wide dining room window. Floor plans differed in as much as the corner fireplace was at the front of the living room. As was typical of most blocks in Ednor Gardens, houses on the west side of the street were set above steep terraces; terraces on the east side were less steep, and, at the north end of the block, almost non-existent.

The sales office of the company, built at 3501 Ednor Road in 1929, set the tone for the English village appeal of the community. The one-story, stuccoed building was a quaint, Elizabethan cottage, with picturesque rooflines; a tall, central chimney; multi-paned windows; and Elizabethan half-timbering. It remained open until 1980.

### Early American Houses and Rows

Colonial or "Early American" style detached houses began appearing in Baltimore's more affluent developments, particularly Homeland (a Roland Park Company venture) in about the middle 1930s. The style



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was to be distinguished from the Georgian-Revival style mansions of the late teens and 1920s by its much simpler detailing and more modest scale. America's mass attraction to red-brick colonial styles emerged after the opening of Colonial Williamsburg in the early 1930s, and as the country began to recover from the worst of the Great Depression. In an era of economic and social turbulence, many Americans found comfort in reminders of the colonial past, with its seemingly more simple way of life. Architects and builders began to model homes on the smaller-scaled, Georgian vernacular designs seen in Williamsburg, like the George Wythe house, which seemed more appropriate to the overall reduced circumstances of the country. Throughout American cities beginning in the mid-1930s brick colonial houses became a mainstay of any new development attempted.

House design in Baltimore exactly conformed to these changes in taste. Upper-middle-class developments like Homeland (opened in 1924) at first boasted houses of Tudor or Jacobean tastes, but in the 1930s colonial-style houses were the norm. Rowhouse developments followed suit. The late 1920s rage for English Tudor styles was soon replaced in the 1930s by a wholesale preference for colonial styles. Only a few builders were introducing such designs during a period when home building had almost completely ceased, but as soon as prosperity returned in the 1940s, and especially after GIs returned from the war, vast neighborhoods of Early American red brick rowhouses were the rule.

The Gallagher Company's work at Ednor Gardens exactly reflected the national trends affecting housing during this period, but true to form, the Gallaghers took stylistic chances and introduced new styles earlier than most large-scale Baltimore builders. Their first foray into post-Williamsburg colonial styles came in the form of a small group of detached houses built on land east of Venable Park. By 1938 the company was back in the rowhouse business and Edward Gallagher, Jr. had devised colonial rowhouse designs to appeal to the new taste. Not surprisingly, many of the designs included popular features and forms first seen in the English-style group houses, but all stylistic details had been given a colonial face-lift. The change in style also reflected the company's (and the country's) need to economize—all brick colonial designs, with their simpler details, were cheaper to build and could be priced lower than the more fanciful English forms.

The Gallagher Realty Company built no houses between 1932 and early 1936. When they resumed building at Ednor Gardens in that year they tried something new. They experimented with building six small brick colonials on lots ranging in width from 50' to 61' (97'6" deep) on the north side of the 1200 block of 36<sup>th</sup> Street, east of Venable Park (1200 – 1210). Each of the houses was different so that they would have some originality and could be priced at different levels. The first east of Ednor was a standard two-story, three-bay-wide, center hall colonial, with a gable roof, set on a 58'-wide lot that cost \$12,500 in fee. The only decoration was the white-painted, wooden doorway enframing consisting of pilasters supporting a triangular pediment above a multi-light transom. The next house, on a 50'-wide lot, was one-and-a-half stories high, with its gable end to the street and three dormer windows on the side elevation. It could be had for \$9,600 in fee. Entrances opened off the street and side facades. The third house was two stories, and three bays wide, with a curved sheet metal roof over the central entryway. Next came another one-and-a-half-story house set on a

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61' wide lot, but this time set so that the gable roof faced the street, priced at \$11,000. Next to this was another one-and-a-half-story house with its gable end to the street, and at the end of the block another two story, three-bay-wide with an off-center doorway with curved sheet metal roof.

The company had been forced to switch to building detached houses by Frank Novak, and the new zoning laws. Novak, a major rowhouse builder in east Baltimore, had built detached cottages in accordance with the zoning regulations for the area as early as the 1920s in Lakeside, a large tract of land southeast of Ednor Gardens. He objected to the zoning variance the senior Gallagher had obtained for Ednor Gardens (so he could continue building rowhouses) in 1924, feeling that the rows would devalue Lakeside. Novak took the Gallaghers to court and won the suit in the early 1930s, forcing the firm to build cottages on the remaining acreage that adjoined Lakeside.

In 1937 the company built more detached cottages, along the west side of the 3600 block of the Alameda (3600 - 3606) and the north side of the 1300 block of 36<sup>th</sup> Street (1300 - 1318). At 3600 The Alameda was a two-story brick colonial whose façade faced 36<sup>th</sup> Street; 3602 was a Dutch colonial with stone-faced first floor and dormer windows; 3604 was a standard, two-story, three-bay wide brick colonial; and 3606, facing Monterey, was a two-story colonial with stone first floor and frame above. All houses were three-bays wide and occupied lots 55' wide and 100' deep.

The ten two-story houses built along the north side of 36<sup>th</sup> Street took various, simplified colonial forms, most having brick-faced first stories with frame above. End houses were set on wider (62' and 58') lots, with center houses set on 50' wide lots; all lots were 102'6" deep. The Gallaghers dubbed these houses "The Bride's Cottage," and created large-size brochures featuring many interior photographs of rooms in the model house, furnished by the Hecht Brothers Co. Some of the houses followed a basic, gable-roofed, three-bay-wide colonial plan, with single side chimney; another showed a modified colonial design with a cross-gabled bay, with wide front porch, intersecting the standard gable bay, and with the wide brick chimney located at the juncture. A third style made use of a hipped roof, and there was also a house with its gable end to the street. Porch designs varied as well, from running the entire width of the house with a shed roof to extending over only half of the house with a shed roof; some had a triangular pediment and some had a curved sheet metal roof. All of these houses had plain doorways beneath the porches, except the last house at the corner of The Alameda which sported a broken pedimented doorway enframingent and two front bay windows with curved metal roofs.

The company completed the south side of the 1200 and 1300 blocks of 36<sup>th</sup> Street (1201-1211; 1301-1319) with similar brick and frame houses in 1938-39. Houses set on lots measuring 52' wide cost \$7,450; those on lots that were only 52' wide cost \$6,650. In 1940 the Gallaghers built eight more similar brick and frame houses on the west side of the 3700 block of the Alameda (3700-3714), on lots 52' and 55' wide and 100' deep.

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In 1938 the Gallaghers returned to rowhouse building in the older part of Ednor Gardens. Resuming their characteristic pattern of carefully following a geometric pattern, the brothers, Edward, Jr. and Norman, (Edward, Sr. had died in 1933) first put up colonial-style rows in the 3700 block of Kimble Road, just east of the Norman rows on the 3700 block of Rexmere Road. These houses built in groups of seven (3700-3712 and 3714-3726; 370-3713 and 3715-3727), with a grassy area between each group as on Rexmere Road. Each house was 20' wide (end units were 20'4" wide), set on a 97'6" deep lot and sold for \$4,990. Gallagher, Jr. created an overall design effect by having the end and center-row units marked by cross-gabled roofs; end units also projected slightly from the rest of the group. End units had stone basements that extended to form the end walls of the terraced front gardens.

The houses were built entirely of brick, laid in running bond, with the suggestion of glazed headers created by including randomly placed darker bricks. The cross-gable ends were wood and the shortened, shed-style gable roofs were slate. Each house had a small entry porch, with triangular pedimented designs alternating with shed roofed designs, each supported by plain wooden posts. All windows now had 6/6 double-hung sash with lintels composed of vertically placed stretcher bricks and brick sills. Each house had a paired first-floor window; on the second floor, a paired window was placed above that of the first floor, with a single sash set above the entryway. All windows originally had shutters to enhance the "colonial" effect. The flat rears of these houses resembled those on the 3700 block of Rexmere, with stone basements and built-in garages, but here a paired double-hung 6/6 sash unit lit the dining room.

Sales of the houses on Kimble Road were slow and for their next venture in Ednor Gardens the Gallaghers designed a more cheaply built colonial whose lower asking price they hoped would spur sales. This design was built in 1939, first along the 900 block of Chestnut Hill Road (the east-west street just north of the 3700 blocks, at 901-925 and 900-924), and then, simplified even further, along the 3700 block of Yolando Road, just east of Kimble (3700-3728; 3701-3729). Houses on Chestnut Hill were 20' wide on 95' deep lots and sold for \$4,750; those on Yolando were 19'9" wide (20'4" end units) on 97'6" deep lots and sold for \$4,550. For the first time at Ednor Gardens, the houses did not have built-in garages; instead the paired brick garages were detached and set at the rear of the lot.

This cheaper house style had no cross-gable units, but a short, slate shed roof to give the impression of a full colonial gable roof. The brickwork and fenestration patterns remained the same, with paired double-hung sash on the first floor and for the master bedroom above; the front porch designs featured alternating triangular-pedimented roofs and shed roofs (the exception was the north side of Chestnut Hill, where all porches had shed roofs). Depending upon the terrain, the houses had either a stone-faced basement and front porch (the north side of Chestnut Hill) or no basement and a simple concrete slab beneath the porch, with stone used for the end basement walls and to frame the ends of the front terraces (the south side of Chestnut Hill and on Yolando).

The units on the 3700 block of Yolando Road registered a slight stylistic change. The first floor window units had paired sash and a boxy enframing with short shed roof that projected only slightly from the façade.



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For this group of houses the Gallaghers opted for all the porches having triangular pediments, supported by Doric posts set on a concrete slab. At the rear the garage was no longer built in. Instead, paired detached garages with side windows were set at the rear of the lot. Each garage door still had 3/3 lights, but three wooden vertical panels replaced the earlier X-design below. Houses of this type were priced at \$4,550.

By 1940 business had improved to the extent that the company returned to building colonial groups with true gable roofs and cross-gabled units marking the ends, and sometimes the centers, of rows. The most common design continued to alternate shed-roofed porches with pedimented porches, the end units always having the shed-roofed version. Brickwork remained the same, with occasional darkened bricks suggesting glazed headers. On the end units window lintels were still made of vertically-arranged stretcher bricks; the windows of mid-group units had no lintels, directly adjoining the simple, plain white-painted wooden frieze at the cornice line. As was typical of the company, Gallagher, Jr. continued to introduce stylistic variations so different streets offered somewhat different appearances.

In 1940 the company built similar groups of colonial houses on the east side of the 3600 block of Ednor Road, both sides of the 3700 block, and the west side of the 3800 block; all varied slightly from one another. The east side of the 3600 block of Ednor Road (3601 - 3611; 3613 - 3623) was built out in two groups of six houses each, 20' wide on lots 97'6" deep, and costing \$4,750. Only the end units had cross gables and shed-roofed porches, supported by Doric columns. Mid-group houses had bay windows with slate roofs and alternating flat-linteled and broken pedimented doorway enframements. Original doors had 3/3/3 lights set above two vertical panels. The rear kitchen door had a shed roof supported by curved wooden brackets. The houses had paired, detached garages.

The houses on the west side of the 3700 block of Ednor Road (3700 - 3728) were similar in overall design, with cross-gabled end units sporting shed-roofed porches supported by fluted Doric columns, but mid-group units all had a triangular pedimented front porch supported by plain Doric columns. These houses were only 19'9" wide (20'4" wide on the ends), on 97'6" deep lots, and cost \$4,690. For the east side of the 3700 block of Ednor Road (3701 - 3723) the company built houses 20' wide (with slightly wider end units), that occupied lots 97'6" deep, and cost \$4,750. Here the cross-gabled end units projected slightly from the façade and sported angle quoins carried out in brick and lunette windows in the cross gables. Every unit had a short, double brick chimney set at the peak of the gable roof. For the first floor windows, Gallagher, Jr. repeated the design he had used a year earlier in the 3700 block of Yolando Road --shed-roofed, slightly projecting paired 6/6 units. But now he combined them with a new style of second-floor window—a paired unit of narrow, 4/4 sash with wide center molding—that he placed above the entryway (in all earlier houses the wider second-floor window was set above the wide first-floor window). The second-floor window above the paired first-floor unit is wider, too, a double-hung sash with 8/8 lights.

Depending on the topography, houses in this style might or might not have a stone-faced, front basement area, but all had stone basement side walls. All porches consisted of concrete slabs. End houses had shed-

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roofed porches supported by three fluted Doric columns; the next houses in had porches with triangular pediments supported by paired, narrower columns, with lattice work filling the space between the columns. Center houses had something new--hipped-roof porches supported by plain Doric columns. All houses had paired, detached brick garages.

The southern half of the east side of the 3700 block of Delverne, the next block east of Ednor Road (3703 - 3711), as well as the 3700 block of Monterey (the next block east again, 3700 - 3718 and 3701 - 3711)), built in 1941, showed the same composition. At the rear, these houses on Delverne had paired, detached stone garages. Original garage doors had 3/3 lights set over vertical wooden panels. The kitchen door had a shed roof supported by curved wooden brackets.

The west side of the 3700 block of Delverne Road, (3700 - 3722), the west side of the 3800 block of Ednor Road (3800 - 3816; 3818 - 3834), along with a group of houses on the north half of the east side of Delverne (3713 - 3725 were built in 1940-41. Here Gallagher, Jr. introduced yet a new compositional design, with both wider end and center units with cross-gable roofs, that projected slightly from the main façade and were decorated with angle quoins and lunette windows. The two groups of nine houses each on the west side of Ednor were 20' wide (with slightly wider end units) and occupied lots 97'6" deep. They were priced at \$4,790. Those on Delverne measured 22' wide, with slightly wider end units set on 37'4"-wide lots; all lots were 99' deep. The end units occupied wider lots, providing for side yards, greater privacy from the street, and the grassy area separating groups of houses. Here, end and center units had shed-roofed porches and mid-group houses had triangular-pedimented porches supported by three posts with lattice work. The fenestration pattern was the same as that seen in the 3700 block of Ednor Road, but the slightly projecting, paired first-floor windows on the mid-row units sported a dramatic, flared sheet metal roof that extended as high as the header of the second-floor windows. The side bay window of the end units had a similar flared roof. These units also had paired brick detached garages.

For the east side of the 3800 block of Ednor Road (3801-13), built in 1942, the company tried something new yet again. Making use of the same composition with cross-gabled end and center units bearing quoined edges, and the same brickwork pattern and gable roof, in this design only the end and center cross-gabled units had shed-roofed porches, supported by narrow Doric columns. Interior units boasted true colonial doorway enframements, like those used on the detached houses first built on 36<sup>th</sup> Street in 1936. Doorways with triangular pediments alternated with doorways with flat lintels and deep friezes decorated with alternating dentil and metope designs. Living rooms had true, three-sided bay windows, still bearing the flared sheet metal roof seen on Delverne Road. In place of the strange, paired second-floor windows seen earlier, this design featured a standard 8/8 double-hung window above the bay and a 6/6 window above the entry. Every unit had a short brick chimney set at the peak of the gable roof. The houses were 20' wide and occupied lots 99'5" deep, with the slightly wider end houses set on lots 40'9" and 46'-wide, respectively. Each house was priced at \$4,790 and had rear, detached garages.



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The firm repeated this same basic design for both sides of the 3900 block of Ednor Road (3900 – 3916 and 3918 – 3934; 3905 – 3921 and 3923 – 3939, with the exception of 3901-03, a duplex unit of similar style), and the east side of the 3800 block of Crestlyn Road (3815 – 3829, across from the west side of the 3800 block of Ednor Road), in 1941-42, but now the bay windows had more standard, three-sided shingle roofs. Other elements remained the same. Houses were 20' wide, with the end units slightly wider and occupying much wider lots so as to create side yards and a wide, grassy space between each group of nine houses. Depending on topography, houses had either a stone-faced basement area and front porch or an entry area marked by a simple concrete slab. At the rear there was a detached garage.

In 1941-42 the company completed this northeast corner of Ednor Gardens by building identical houses, with cross-gabled units marking the ends and centers of rows, and only the end and center units having porches—but now without bay windows—on both sides of the 3800 and 3900 blocks of Yolando and Kimble Roads, and along both sides of the 900, 1000, and 1100 blocks of Andover Road, a new east-west street laid out along the north end of the 3900 blocks, east of Rexmere. On mid-group houses, flat linteled and triangular pedimented entryways alternated. A pair of double-hung 6/6 sash replaced the bay window. Original doors had 3/3 lights set above two small horizontal wooden panels and lower vertical panels. The 20'-wide houses (ends slightly wider) were built in groups of nine houses each on Yolando, Kimble, and the north side of Andover, with the end houses occupying much wider lots so that houses could have side yards and passageways between groups. Houses on the south side of Andover were built in groups of seven or eight houses. These houses carried prices of only \$3,890. There were paired, detached garages.

Due to wartime restrictions, the Gallagher Realty Company started no new building ventures between 1943 and 1946; at the end of 1946 they began building out the 3800 and 3900 blocks of Rexmere Road. The houses resembled the successful colonial designs (without bay windows) they had erected in 1941-42, but the basements were brick instead of stone and there were no rear garages. Houses were built in the same groups of nine 20'-wide houses, with slightly wider end units occupying wider lots to create side yards and passageways. Prices ranged from \$8,150 for the first mid-group houses sold, to \$8,490 for most and up to \$10,090 for end units on the widest lots. The only new stylistic change involved replacing the triangular pedimented doorway enframements with round-arched pediments. The flat-linteled enframements remained the same.

The last style of colonial rowhouse built by the company in Ednor Gardens went up in 1948-49 on the 3800 block of Delverne (3800 – 3818; 3801 – 3809, north of Chestnut Hill and curving to intersect the 3800 block of Monterey) and the west side of the 3800 block of Monterey (3800 – 3816). On Delverne the houses went up in two groups of five on the west side, but only one group on the east side; those of Monterey were built as groups of five and four houses. On both streets end units sold for \$11,650, mid-group units for \$10,750. Maintaining the same compositional form with cross-gabled end and center units, with quoins at the corners, and true gable roofs, these houses all had wide front porches and no colonial doorway enframements. To enliven the designs, Gallagher, Jr. alternated porch styles—one of the wide porches supported by three simple posts had a shed roof and rectangular openings; the next had a low hipped roof with slightly curving openings.

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First and second floor main windows had paired, double hung 6/6 sash. All of these houses had stone-faced basements, concrete porch floors, and no garages.

The last houses to be built by the Gallaghers in Ednor Gardens went up between 1948 and 1950, when operations ceased. These included eight detached brick and frame colonials with wide porches on the west side of the 3700 block of Loch Raven Boulevard (3700 - 3714, 1948-49), four houses on the west side of the 3600 block of Loch Raven (3600 - 3606, 1949), as well as six similar houses on the east side of the 3700 block (3701 - 3711, 1950). The design of these houses varied between regular gable-roofed houses and houses with the gable end facing the street. Some of the latter units had the tall chimney set in the middle of the front façade. All of the houses sat on 44'-wide lots.

Ednor Gardens represented the last building activity of the Gallagher family in Baltimore. Although Edward, Jr. and Norman retired in 1951, two of Norman's sons continued to build in the area until 1959 under the name the Gallagher Construction Company. Edward, Jr., who had lived at 3702 Rexmere Road, moved to 3606 Loch Raven Boulevard in 1948. The family still retained the company offices at 3501 Ednor Road until 1981, when A. Norman Gallagher (Norman Gallagher's son) retired and donated all company records to the University of Baltimore's archives. The viability and far-sightedness of Edward Gallagher, Sr.'s "English village" plan of moderately-priced "up-to-date" houses, with their varying architectural styles, all the modern amenities (including garages) and carefully terraced and landscaped lots has been proven by its continued healthy existence and sustained real estate values almost eighty years later. Due to the restrictive covenants originally placed on the properties and the later efforts of the community association, the houses in Ednor Gardens retain a high degree of integrity. Apart from the maturing of trees and shrubbery, the block faces and the rear alleys with their garages look today much as they did when first erected.

The Gallagher Construction Company, headed by James P. Gallagher, Jr., began building operations in 1950 on land sold to him by the elder Gallagher's Montebello Land Company. He soon had completed a group of six houses on the north side of the 1200 block of 35<sup>th</sup> Street (on lots 50' wide by 94'6" deep) and ten more on the north side of the 1300 block (on lots 52' wide and 94'6" deep). The two-story, three-bay-wide colonial-style houses had gable roofs and center doorways. The flat linteled doorway enframements had fluted Doric pilasters supporting a deep entablature decorated with a row of large scallop-shapes. At the same time he built 3500 and 3502 The Alameda.

Between 1952 and 1957 the Gallagher Construction Company completed twenty-six houses on the west side of the 3800 block of The Alameda, selling 3804 in 1956 to his uncle Edward Gallagher, Jr. In 1957 and 1958 he built eight more houses on the west side of the 3900 block of The Alameda (3900 - 3914). In 1962 the Gallagher Realty Co. sold the Construction Company land on both sides of the 3600 block of Monterey Road, east of the houses built facing The Alameda. In 1963 the company deeded this land to the Tiffany Apartments, who began building the three apartment blocks on the site in 1964. By this time James P. Gallagher, Jr. had also retired from the building business.

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As the Gallaghers were ceasing building operations in the fall of 1950, they began to sell off parcels of the original Jacobs tract to other builders. In October they sold a parcel west of the 3600 block of Loch Raven Boulevard to the Kinwat Corporation, who over the next year, erected rowhouses at 3600 – 3624 and 3601 – 3611 Delverne Road as well as at 3600 – 3606 and 3601 – 3619 Loch Raven Boulevard. In November, 1950 the Gallaghers sold the parcel equivalent to the east side of the 3800 block of Monterey Road to the Dunwood Construction Company, who built colonial-style rowhouses there in 1951.

East of Loch Raven Boulevard, in March, 1950, they sold the large lot at the northwest corner of Tivoly Road and 35<sup>th</sup> Street, extending north to Upshire and west to Loch Raven Boulevard, to the Radnor Company and a year later sold the same company the large lot to the north, extending to Tunlaw Road. The Radnor Company built the detached houses along the north side of Upshire, both sides of Kennewick, and the south side of Tunlaw in 1951-52, but they sold the southern section of the parcel in 1951 to Ephraim Macht's Welsh Construction Company, who then built out the area from the south side of Upshire, south to 35<sup>th</sup> Street.

## Appendix

### Housing Units Constructed by the Gallagher Realty Company in Ednor Gardens

Rowhouse Units	Year built
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#### English-Style Houses

1118 – 1134 36 <sup>th</sup> Street	1925-26
1100 – 1116 36 <sup>th</sup> Street	1925-26
1018 – 1034 36 <sup>th</sup> Street	1926
1000 – 1016 36 <sup>th</sup> Street	1927-28
3600 – 3614 Ednor Road	1926
3616 – 3632 Ednor Road	1927
3601 – 3633 Yolando Road	1926
3600 – 3632 Yolando Road	1926
3601 – 3633 Kimble Road	1927
3600 – 3632 Kimble Road	"

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3601 - 3633 Rexmere Road	1928
3600 - 3632 Rexmere Road	1928
900 - 920 36 <sup>th</sup> Street	1929
3601 - 3637 Elkader Road	1929
3600 - 3618 Elkader Road	1929
3620 - 3628 Elkader Road	1929
3630 - 3636 Elkader Road	1931
900 - 916 McKewin Street	1930
901 - 911 McKewin Street	1930
1 - 923 37 <sup>th</sup> Street	1931
900 - 926 37 <sup>th</sup> Street	1931
3700 - 3712 Rexmere Road	1928
3714 - 3726 Rexmere Road	"
3701 - 3713 Rexmere Road	1930
3715 - 3727 Rexmere Road	"
3701 - 3733 Elkader Road	1931
3700 - 3716 Elkader Road	1931

## Individual Colonial-style Houses

1200 - 1210 36 <sup>th</sup> Street	1936
3600 - 3606 The Alameda	1937
1300 - 1318 36 <sup>th</sup> Street	1937
1201 - 1211 36 <sup>th</sup> Street	1939
1301 - 1319 36 <sup>th</sup> Street	1939
3700 - 3714 The Alameda	1940

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3700 - 3714 Loch Raven Boulevard	1948-49
3600 - 3606 Loch Raven Boulevard	"
3701 - 3711 Loch Raven Boulevard	1950

### Colonial Rowhouses

3700 - 3712 Kimble Road	1937
3714 - 3726 Kimble Road	"
3701 - 3713 Kimble Road	1937
3715 - 3727 Kimble Road	"
3700 - 3728 Yolando Road	1939
3701 - 3729 Yolando Road	1939-40
900 - 924 Chestnut Hill Avenue	1939-40
901 - 925 Chestnut Hill Avenue	"
3601 - 3611 Ednor Road	1940
3613 - 3623 Ednor Road	"
3701 - 3723 Ednor Road	1940
3700 - 3728 Ednor Road	"
3800 - 3816 Ednor Road	1941
3818 - 3834 Ednor Road	"
3801 - 3813 Ednor Road	1942
3900 - 3916 Ednor Road	1941
3918 - 3934 Ednor Road	1941
3905 - 3921 Ednor Road	1942
3923 - 3939 Ednor Road	"
3901 - 3903 Ednor Road (duplex)	1943
3801 - 3817 Yolando Road	1941
3819 - 3835 Yolando Road	"
3800 - 3816 Yolando Road	"



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3838 - 3834 Yolando Road	"
3901 - 3917 Yolando Road	1941
3919 - 3935 Yolando Road	"
3900 - 3916 Yolando Road	"
3918 - 3934 Yolando Road	"
3801 - 3817 Kimble Road	1942
3819 - 3835 Kimble Road	"
3800 - 3816 Kimble Road	1942-43
3818 - 3834 Kimble Road	"
3901 - 3917 Kimble Road	1942
3919 - 3935 Kimble Road	"
3900 - 3916 Kimble Road	1942
3918 - 3934 Kimble Road	"
901 - 915 Andover Road	1941-42
900 - 916 Andover Road	1942
1001 - 1015 Andover Road	1941-42
1000 - 1016 Andover Road	1942
1101 - 1115 Andover Road	1941-42
1100 - 1116 Andover Road	1942
3815 - 3829 Crestlyn Road	1942
3700 - 3710 Delverne Road	1940
3712 - 3722 Delverne Road	"
3703 - 3711 Delverne Road	1941
3713 - 3725 Delverne Road	"
3700 - 3706 Monterey Road	1941
3708 - 3718 Monterey Road	"
3701 - 3711 Monterey Road	1942
3700 - 3808 Monterey Road	"

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3801 - 3817 Rexmere Road	1946-47
3819 - 3835 Rexmere Road	1947
3800 - 3816 Rexmere Road	1946-47
3818 - 3834 Rexmere Road	1947
3901 - 3917 Rexmere Road	1947
3919 - 3935 Rexmere Road	"
3900 - 3916 Rexmere Road	"
3918 - 3934 Rexmere Road	"
3810 - 3816 Monterey Road	1948
3800 - 3806 Delverne Road	1948
3808 - 3818 Delverne Road	1949
3801 - 3809 Delverne Road	1949

**8. Statement of Significance****Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad pattern of our history.
- ☐ **B** Property associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply)

**Property is:**

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets)

**Area of Significance**

(Enter categories from instructions)

Architecture

Community Planning and Development

**Period of Significance**

1925 - 1950

**Significant Dates**

N/A

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Edward Gallagher, Jr., architect, and the Gallagher Realty Company

**9. Major Bibliographical References****Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

**Previous documentation on files (NPS):**

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey
- # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record
- # \_\_\_\_\_

**Primary location of additional data:**

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☒ University
- ☐ Other

**Name of repository:**

Archives, Langsdale Library, University of Baltimore

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### Summary Statement of Significance:

The Ednor Gardens Historic District is significant under National Register Criterion C as an example of a type of residential subdivision which characterized Baltimore in the second quarter of the 20<sup>th</sup> century. Planned to appeal to an increasingly suburbanizing middle-class market, Ednor Gardens featured quality construction and innovative design features. With its romantic English-influenced architecture and carefully-planned landscaping, Ednor Gardens clearly distinguished itself from the city's familiar dense urban neighborhoods of red brick rowhouses. Its middle-class appeal was enhanced by practical features important to consumers of the time; houses had open "daylight" floor plans, and incorporated basement garages for the increasingly-popular automobile. The buildings of Ednor Gardens document the stylistic changes in architectural taste that took place in many parts of America from the mid-1920s into the post-World War II era. The early phases of development employed the Tudor Revival style, continuing the picturesque imagery that had been popular in American suburbs beginning in the 1890s. By the mid-1930s the effects of the Depression, as well as the opening of Colonial Williamsburg, had influenced Americans to seek the security of their colonial past, a national trend clearly reflected in the Colonial Revival rowhouses that characterized later development of Ednor Gardens.

Ednor Gardens is also significant under Criterion A for its association with the suburban development of Baltimore city in the early twentieth century. While the majority of residential development in Baltimore after the turn of the 20<sup>th</sup> century was directed toward providing moderately-priced housing for the expanding working class, by the era of World War I developers increasingly turned their attention to the middle-class market. Ednor Gardens represents the response to this trend by one of Baltimore's most prominent residential developers of the period.

Edward J. Gallagher, Sr. began operations in the 1880s and by the early 1900s the Edward J. Gallagher Realty Company was among the four most prolific residential builders in Baltimore. The family-owned company continued to play a major role in the residential development of the city through the World War II era. Ednor Gardens is one of the most significant products of the Gallagher enterprise. All of the company's business records, architectural drawings and advertisements have survived, extending through the Depression and postwar years. These archives provide invaluable insight into this era of home-building in America, documenting improvements in domestic technology and public services as well as how national programs like the FHA and the GI Bill helped Americans of moderate means become homeowners.

The period of significance, 1925-1950, encompasses the period of involvement by Edward J. Gallagher, Sr., and the Gallagher Realty Company in planning and building the Ednor Gardens community, during which the development of the historic district was substantially completed.



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### Resource History and Historic Context:

#### Style

The houses at Ednor Gardens are important as a fine example of the English-style suburbs popular in America in the 1920s that reflected the influence of an important earlier suburban British architectural movement. English cottage-style suburbs, representing a return in taste to rural forms of the sixteenth century, first made their appearance in Regency London with John Nash's charming houses at Blaise Hamlet, a small suburb created in 1810. Here, nine rustic stone cottages with thatched roofs were grouped around a green and great care was given to make each seem distinct. The designs featured varied, picturesque rooflines, cross-gables, dormer windows, and tall, Elizabethan-era chimneys.

By the 1870s and 1880s in England there were two principal new styles for domestic architecture—both highly picturesque and historically based—that captured the public imagination. The first, the Queen Anne Revival, returned to the custom of the all-red-brick facade with forms stressing Gothic verticality—steeply pitched and varied rooflines, tall chimneys, and decorative details fashioned of carved bricks, terra cotta, and tile work. The companion movement was known as the Old English Revival, which featured the stucco and half-timbered forms popular in Elizabethan times. Both revivals took their forms not from major structures of the past, but rather from minor country house and village architecture; hence, they were also called vernacular revivals.

The most prominent British architects who were associated with the success of these styles were Richard Norman Shaw, who dominated the British architectural scene in the 1870s and 1880s, and C.F.A. Voysey, who had developed his signature style in the early 1890s. Shaw's suburb outside London, known as Bedford Park and begun in 1875, became the best known symbol of both the aesthetic movement and the Queen Anne style and soon became the model for many another British development. Shaw carefully created the effect of a seventeenth or eighteenth century English village or small country town by arranging picturesque cottages in small groups, with plenty of open space around them. Many of the house designs were markedly Elizabethan in flavor, with steep gable roofs punctuated by cross-gables, dormers, and tall chimneys. Multi-paned casement windows were arranged in banks; there were also shallow bay windows. Some entryways had triangular pedimented porches, others had flat porch roofs supported by wooden brackets.

Voysey's residential style was somewhat of a reaction against the excessive "picturesqueness" of the Queen Anne style and represented a return to a more simplified style of rural cottage architecture. He covered walls with roughcast (stucco), simplified rooflines, eliminated half-timbering, arranged casement windows in bands, between stone mullions, and capped it all with steeply pitched slate roofs.<sup>1</sup>

<sup>1</sup> For further information on these styles see Henry Russell Hitchcock, *Architecture: Nineteenth and Twentieth Centuries* (New York: Penguin Books, 1958).

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Soon, picturesque Tudor designs were being used in planned English factory towns like Port Sunlight, near Liverpool, and Bournville, outside Birmingham. The purpose of these model towns was to improve the living conditions of the factory worker. Both developments used the rural village suburb model, adapted for smaller, working-class housing units. At Port Sunlight, begun in 1888, the housing units contained all the elements of Elizabethan cottage-style architecture, with steep, varied rooflines; tall chimneys and cross-gabled projections; brick, stucco and frame construction with half-timbering; multi-paned casement windows and shallow bay windows; and entrance porches with flat roofs supported by curved wooden brackets. Some of the house designs were created by architects who worked for Richard Norman Shaw.

In 1895 George Cadbury (of chocolate-manufacturing fame) created an idealistic, model workers community at Bournville, with housing styles quite similar to those at Port Sunlight, carried out in both brick and stucco. He was quite clear about his mission:

The Founder is desirous of alleviating the evils which arise from the insanitary and insufficient accomodation supplied to large numbers of the working classes, and of securing to workers in factories some of the advantages of outdoor village life, with opportunities for the natural and healthful occupation of cultivating the soil. The object is . . . the amelioration of the condition of the working-class and labouring population in and around Birmingham, and elsewhere in Great Britain, by the provision of improved dwellings, with gardens and open spaces to be enjoyed therewith.<sup>2</sup>

Port Sunlight and Bournville were well known in the United States and the influence of their cottage-style villages had a marked impact on architectural design in this country by the mid-1910s. One Baltimore developer building rows on the outskirts of Guilford took out a large advertisement showing his new group houses in 1916, under the heading "Cottages at Oakenshawe Erected in Bournemouth Sunlight Port." Despite getting the names slightly wrong, the builder announced that these two communities in England were places where the developers "have tried to perfect the small dwelling as far as possible and make it a thing of beauty in stead of a cut-and-dried proposition." The idea of "handsome group buildings, which succeeded so well there" has now been adopted by the Mueller Construction Company for its cottages at Oakenshawe, where the architect "spared no pains to make each house different from every other in design and finish."<sup>3</sup> Edward J. Gallagher, living nearby, could not have helped to be influenced by such current ideas.

As discussed earlier, these fashionable English styles influenced Baltimore architects working for the Roland Park Company, as well as other builders putting up expensive, stylish rowhouses on the fringes of the new suburban communities. In 1911 Edward L. Palmer, the company's architect, created a Voysey-like group

<sup>2</sup>Robert A.M. Stern, editor, *The Anglo-American Suburb* (London: Architectural Design Profile, 1981), p. 56.

<sup>3</sup>Baltimore News, April 1, 1916

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of stuccoed group houses arranged about a central common, on the west side of Roland Park. In 1913 he designed Bretton Place, at the east edge of Guilford, freely combining half-timbering with elegant Flemish bond, herringbone, and diaper-pattern brickwork; steep, slate roofs with shed-roofed dormers; irregularly massed, oversize chimneys; multi-paned windows, double and triple sash; and steeply pedimented craftsman entryways. These houses sold for between \$6,950 to \$9,875, in fee. They strongly captured the imagination of Baltimoreans, described as "an irregular group of cottages in the modern English style, which manage to convey a most delightful feeling of seclusion and calm village life." The writer particularly noted that "here at Bretton Place and elsewhere," the company had aided the effect by the "skillful planting of vines and shrubs," and though still young, the plantings "blend into a picture which lacks the rawness and newness of most recent developments."<sup>4</sup>

There can be little doubt that Edward J. Gallagher was highly influenced by such nearby developments and approaches to landscaping. Furthermore, the houses he built clearly show how high-style tastes were adapted by speculative builders of much less expensive houses, in other words, how current architectural ideas filtered quickly down to more vernacular usage.

The English-style houses of Ednor Gardens show remarkable creativity and feature high quality materials, a combination that makes them far and away the finest English-style houses in the Baltimore area designed for a middle-class market. The quality of the materials and the success of the designs, with their carefully landscaped terraces, becomes abundantly clear when one visits the village today. The superb present condition of the "lifetime" houses and the effect of the mature plantings is a strong testament to the original design strength of the concept.

Like its English prototypes, the Gallaghers' concept for Ednor Gardens featured houses that were designed to give the feel of an old English village with rustic cottage-style architecture of stone, stucco, and brick. Like the new "cottages" designed by Richard Norman Shaw and C. F. A. Voysey in England, the Gallaghers' versions made use of picturesque asymmetrical rooflines, casement windows, and roughly textured materials. In creating the rural suburb in England, and later in America, landscape design was an important part of the overall concept. Architects often placed houses around a central courtyard (the old village commons) or arranged them in picturesque groupings scattered throughout the artistically arranged landscape. The idea was to create the feel of a rural village in a suburban development that was now placed within commuting distance of downtown. The design concept for Ednor Gardens was to create groups of stylistically compatible "English style" houses set on "artistically" terraced and planted lots.

<sup>4</sup> quoted in James F. Waesche, *Crowning the Gravelly Hill, A History of the Roland Park-Guilford-Homeland District* (Baltimore: McClay & Associates, 1987).

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The Gallaghers not only strove to create the effect of a rural English village for Ednor Gardens, through house designs and picturesque landscaping, they also hammered on the theme in their advertising. All advertisements before 1936 referred to groups of "English Type Homes," or "English Style Homes," or "Elizabethan Group Homes," with such phrases as "with the atmosphere of old England in their architecture," "nothing like them in Baltimore," or "surprisingly different." Advertisements also stressed "the beauty of the park-like setting," emphasizing that the houses were "distinctively terraced" with "artistically planted shrubbery" that "lends a pleasing landscape effect, making this, indeed, a beautiful, park-like suburb." Gallagher stressed the suburban theme when he advertised that his houses were "within a short and pleasant driving distance from downtown, yet situated within a stone's throw of open country and rolling hills." To help his potential buyers with their commute downtown, Gallagher introduced something new into his "park-like suburb"—a built-in garage designed to accommodate the family's new automobile.

The success of the English-style houses at Ednor Gardens spurred other large-scale builders in Baltimore to create "new and most pretentious developments of English group homes." To the west, James Keelty built English-style rows (priced at \$7,000 each) in Wildwood, his large-scale development adjacent to Gwynns Falls Park, and slightly smaller versions (priced at \$4,500 to \$5,450) in Lyndhurst, nearby. Ephraim Macht's Welsh Construction Company built stuccoed, detached "English Type Homes" in Nottingham and group houses in Burleith, both off Liberty Heights Road in West Baltimore. Smaller companies erected groups of English rows near Windsor Hills and Irvington on the west side, out the York Road beyond Guilford to the north, and, to a much lesser degree, in northeast Baltimore. But unlike Ednor Gardens, these projects targeted more moderate-income families, with houses priced in the \$4,000 to \$5,000 range; none equaled Ednor Gardens in size or brand-name identification. Ednor Gardens would remain the most clearly identified village of English-style houses in Baltimore.<sup>5</sup>

When the Gallaghers resumed building operations after the worst of the Depression, the houses they designed also reflected a major change in American stylistic tastes. Now, the "Early American" look of the newly opened, and widely publicized, Colonial Williamsburg was all the rage. Responding to the insecurities and widespread fears of post-1929 America, both ordinary citizens and some tastemakers looked back to more secure, patriotic times and a return to America's roots. The American Colonial style became known as the "truly American style," was the style of choice of President Franklin D. Roosevelt, and was even used for the new American Embassy in Moscow. A sentimental leaning towards the colonial was fortified in 1933 when the Historic American Buildings Survey was inaugurated to provide employment for architects and draftsmen, who recorded important buildings and residences of the colonial and federal periods. The Society of Architectural Historians, founded in 1940, continued this emphasis on the colonial past, through the articles and drawings in its *Journal*. With America's entry into World War II in 1941, the identification with the spirit of independence

<sup>5</sup> Mary Ellen Hayward and Charles Belfoure, *The Baltimore Rowhouse* (New York: Princeton Architectural Press, 1999).



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and patriotism of the Revolutionary era was complete. Most Americans wanted to live in colonial-style houses just as they appreciated Williamsburg's charming evocation of an important period in American history.<sup>6</sup>

More and more houses in growing suburbs were designed in the "colonial" style, featuring symmetrically arranged red brick exteriors, gable roofs, 6'6" double-hung windows, and white-painted, pedimented wooden doorway enframements of Georgian design. In Baltimore, red-brick colonials made their appearance in the Roland Park Company's latest development, Homeland, and dominated the new, middle-income community they were erecting just north of Ednor Gardens, called Northwood (opened 1930). The Gallagher brothers began advertising the "Gallagher-built Colonial Cottage," which "stands for quality . . . for perfect comfort. And, always . . . is recognized as the last word in modern style and convenience." The cottages boasted "Colonial Brick used in all exterior walls," "real wood-burning fireplaces of the colonial type," colonial stairways and "colonial brass hardware." Advertising brochures featured the "colonial living room," complete with Georgian-style mantelpiece, and Chippendale and Hepplewhite furniture. Colonial-style rows of red brick with white trim offered pedimented doorways, columned porches, angle quoins, lunette or ocular windows set in end gables, and, often, bay windows.

By the late 1930s all of the large-scale building developers in the Baltimore area had adopted the colonial, or "Early American" style for the rowhouse communities they were building north, east, and west of the city. Now sited beyond the reach of the streetcar lines, most of these communities were serviced by bus lines or by the new family automobile. Only a few other builders matched the Gallaghers' commitment to quality of materials and construction in their "lifetime homes." James Keelty's Rodgers Forge and the Roland Park Company's Original Northwood also offered soundly built and detailed colonials, but the widespread, larger-scaled developments of the late 1940s and 1950s lost the Gallaghers', Keelty's, and the Roland Park Company's careful attention to quality of materials and fine details in their efforts to provide affordable and quickly available houses for the rapidly expanding postwar market.

### Rise of the Building Developer

Ednor Gardens gains added significance from the fact that it represents the first large-scale development, aimed at a middle-class market erected by any of Baltimore's four most important building-developers, who all got their start building small groups of rowhouses for working men in the late 1880s. These men include Edward J. Gallagher, the builder of Ednor Gardens; Frank Novak, known as the "two-story house king;" James Keelty, who somewhat later developed suburban Rodgers Forge; and Ephraim Macht, the Jewish owner of the Welsh Construction Company. Whereas in the early years of their careers, these builders only had the capital to

<sup>6</sup> John Burchard and Albert Bush-Brown, *The Architecture of America, A Social & Cultural History* (Boston: Little, Brown & Co., 1966 ed.), p. 352, 391-2

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put up a few rowhouses at a time, they soon had advanced to developing either a quarter or a half of a block at one time. By the 1920s they had the wherewithal to purchase parts of entire estates and plan new communities.

As a builder, Edward J. Gallagher always had a keen sense of market appeal. His two-story "marble houses," built in East Baltimore in the first decade of the twentieth century all boasted elaborate wall papers, hand-painted ceilings, interior fretwork screens separating rooms, and elaborate fireplace overmantels, but they were still priced to appeal to the working man in the rapidly expanding industrial city. Gallagher marketed these houses by creating four-page oversized brochures, with photographic illustrations not only of the exterior of rows, but also detailed photographs of various highly decorated rooms as well as the all-important kitchens and bathrooms.

Little by little, he accumulated more working capital and was able to purchase whole blocks for development. He completed his building operations in the Patterson Park area of East Baltimore in 1912. By 1916 he had switched to building daylight houses in several different suburban neighborhoods north of the city, an area made ripe for expansion by the recent extension of streetcar lines into the district. Here—in Wyman Park, along the newly laid out 33<sup>rd</sup> Street Boulevard, and along the Harford, Belair, and Reisterstown Roads, as they extended out from the city—he set up building operations that continued through the early 1920s. Other large-scale developers were also expanding into this new "suburban belt" that ringed the older city, where daylight rowhouses predominated as the housing form of choice. By this time Gallagher had purchased the Ednor Gardens tract and decided to concentrate his efforts on the creation of a much larger, planned community, this time aimed at a middle-class market.

In one of his obituaries of 1933, the writer noted that "Mr. Gallagher has been credited with introducing into small homes bathrooms, sinks in kitchens, gas instead of oil illumination, and white marble basement fronts. Another innovation introduced eighteen years ago [1915] was the kitchenette. He is also credited with being the first home developer to lay cement sidewalks and cellar floors for small houses." A 1950 newspaper article stated that Gallagher was "one of Baltimore's most picturesque—and one of its greatest—neighborhood builders." It further noted that he developed neighborhoods near car lines and helped immigrants become homeowners. In his lifetime he "built more than 8,000 homes, housing 40,000 people in a time when Baltimore was becoming one of the great cities in the country."<sup>6</sup>

Gallagher knew the market for which he was building and for his smaller houses, he consistently took out advertisements in the city's German and Polish-language newspapers. He also offered financing for immigrants or helped them obtain mortgages from their neighborhood or ethnic-group building and loan associations by offering bonds for the loan amount.

<sup>6</sup> Baltimore Sun, September 10, 1950.

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### Modern Conveniences

In terms of modern conveniences, houses at Ednor Gardens reflected everything the contemporary housewife might want. In one of his obituaries Edward Gallagher, Sr. was credited as being "an energetic promoter of the 'modern kitchen,' as well as the 'fireless cooker'." His continued innovations in interior outfitting can be precisely tracked through his many newspaper advertisements and brochures. In 1926, for example, in the first English Group Homes, he offered a "kitchen finished in white enamel and an all enamel gas (or electric) cabinet range," as well as a "one-piece sink of colored porcelain," an "art linoleum floor," built-in cupboards and china closet, and electric refrigeration. The white-tiled bathroom was "trimmed with Nubian black" and there was a *built-in* white enamel tub and fixtures, including a "genuine bronze shower." There were baseboard outlets in every room and the garage was not only fireproof, but also heated with hot water. Beyond the garage, under the sun porch, the family could enjoy a clubroom or rumpus room.

By 1930-31 the advertisements boasted of automatic gas heat, an electrical ventilating system, a white-enameled frigidaire, and a built-in cedar closet. More importantly there was a radio aerial built into each house, as well as four telephone outlets—a telephone nook in both the downstairs and upstairs halls, and hook-ups in the master bedroom and clubroom. The bathroom boasted lavender and green tile, as well as an outlet for an electric razor.

When building resumed in 1936 in Ednor Gardens, the "Colonial Cottages" now featured "convenient outlets for washing machines," hot-water heating systems, oil burners and thrush circulators and an extra upstairs bathroom. Advertisements also called attention to the brick garages with built-in radiators, the "colonial stairways" and "real wood burning fireplaces of colonial type," the breakfast nooks with table and benches and "outlets for toasters and percolators." Modern kitchens had a "console table-top insulated gas range, with oven controls," a "magnificent five-foot hostess double drain and board," acid-resisting sinks with spray, electric clocks, an inlaid linoleum floor, and a "heavy gauge metal cabinet finished in white enamel (like those in more expensive homes)." The builder also bragged that his houses had more electrical outlets than one usually finds.

The colonial-style rowhouses built in the late 1930s had similar features, with the exception of the living room fireplace. These houses also had basement clubrooms "beautifully decorated in real knotty pine" and built-in garages "sized for modern cars." By 1940 some of the larger rowhouses also had a master bathroom with a shower stall. Basements had a club room, with red and black asphalt tile floor, also a "Rumpus Room," a toilet, and a "portable clothes dryer." Kitchens featured a "Magic Chef table-top gas range." Individual houses built after World War II along Loch Raven Boulevard had even newer features—a "Hotpoint electric sink with dishwasher and garbage disposal," a "stainless steel worktop and desk," a concealed radiation heating system, and four bathrooms—two upstairs, a powder room, and a basement toilet.

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### Transit and the Automobile

One of the major changes to occur in 1920s America came about with the advent of the automobile. Since 1915 the automobile page had been a standard feature in the Baltimore *Sunday Sun*. Usually next to the sports page, it ran stories on specific models of cars, mechanical advice, and featured a great many automobile and tire advertisements. A decade later it filled four pages and had a regular column, "News from Automobile Row," featuring the major car dealerships. A Chrysler Touring Car sold for \$895; the much more affordable Ford Model T was priced at less than \$300.

As car prices dropped, more middle-class householders came to consider the car a necessity and bought one. The Gallaghers understood this when they created Ednor Gardens, with its rural village feel. For the first time, a Gallagher site lacked public transit access—heretofore a major prerequisite for development—and it was twelve blocks to the main shopping area. To compensate, and also make their houses much more attractive to more affluent homebuyers, the company included basement garages in the design of every house as a major selling point and always included a photo of a car neatly tucked into its garage beneath the house in their advertising brochures. They also paid for a bus to transport residents back and forth to the shopping area and the nearest streetcar stop. The same bus, carrying big "Ednor Gardens" signs, as well as "E. J. Gallagher Realty Co. Builders of Lifetime Homes" painted on each side, met prospective buyers and drove them to the model unit. And, as part of the Ednor Gardens development, Gallagher provided residents with a nearby filling station. The success of Ednor Gardens was testimony to the Gallaghers' prescient view of the automobile's use. Between 1920 and 1940 car registrations in Baltimore tripled, from 50,000 to 150,000.

### Zoning

In the teens and 1920s builders throughout America faced a new challenge—the advent of zoning laws that would restrict what they could build where. The impetus for zoning legislation came from an unexpected source: suburban residents. Suburban development encouraged a class segregation that had previously been almost imperceptible, since most rowhouse blocks offered a definite hierarchy of housing—in terms of both size and price—that created socially integrated living. Up-scale suburban development allowed for a kind of informal regulation; families could build near others of "their kind." This in turn spawned an architectural and economic homogeneity that suburbanites sought to maintain. In Baltimore in 1910, residents of affluent Forest Park petitioned the Maryland legislature for relief after six pairs of semi-detached houses were built in the neighborhood. The legislature responded in 1912 with a law prohibiting row construction in the suburbs, in an effort to maintain property values. Three years later the Maryland Court of Appeals declared the law unconstitutional and expressed its disapproval of the intent of the law to segregate on the basis of class. As a result the Forest Park residents joined together to purchase a parcel from a builder who intended to put up rows, and then subdivided the property for cottages.



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Rowhouses were deemed to present fire and health hazards and to bring down property values. Mayor James Preston voiced his opinion that "the row of houses is always unwelcome in the community based on the cottage plan. Such an invasion is invariably followed by a conspicuous display of "for sale" signs and consequent drop in real estate value." He even attacked one of the Gallagher Company's finest rows—in the 700 block of 33<sup>rd</sup> Street, near the stadium, built in 1917, which he condescendingly called, "residences entirely inadequate for the dignity and beauty and cost of the street" (the newly opened 33<sup>rd</sup> Street Boulevard).<sup>7</sup>

Concerns about controlling the spread of rowhouses had been fueled when, in 1918, the city annexed another fifty square miles, mostly on its northern perimeter. Most of the new land was vacant, which meant that the development potential was enormous. City managers, led by Mayor Preston, were determined that the development should be detached houses, not rows. The Mayor formed a Zoning Commission and hired Edward Murray Bassett, the leading force behind New York City's 1916 zoning ordinance, to help write Baltimore's. His opinion of rowhousing was uncompromising: "The first advantage to Baltimore from zoning . . . is protection for suburban detached houses. You have beautiful suburbs here. These houses which have ground around them need protection against block houses and multi-family houses." His zoning plan created separate rowhouse and cottage districts based on density. Zones A, B, C, and D permitted rowhouses, but E, and F, which included most of the newly annexed land, did not. Apartments were restricted but allowed in certain affluent areas.<sup>8</sup>

A heated debate followed, which left a great deal of uncertainty about the constitutionality of Baltimore's first zoning ordinance of 1923, and many builders decided that the zoning maps were not necessarily enforceable. Frank Novak's parcel to the east of Ednor Gardens (what would become Lakeside) had an E designation, meaning a density of no more than sixteen houses per acre and all houses had to have two side yards, each not less than 10 feet wide. This fit in with his plans because he wanted to build cottages—his first major effort at detached housing. Gallagher's Jacobs tract was also labeled E, but he was determined to stick with building rowhouses. On January 14, 1924 the Board of Zoning Appeals passed twelve ordinances proposing changes in classification in small sections of the city; the council approved five. Gallagher's Jacobs tract went from E to D, which meant that he could build 40 houses per acre, with no side yard requirement. No written record of Gallagher's efforts to secure the zoning change exists in the company's archives, but he was a major builder with political influence.

Frank Novak vigorously objected to the zoning variance the senior Gallagher had obtained for Ednor Gardens (so he could continue building rowhouses), feeling that the rows would devalue his cottage

<sup>7</sup> *Baltimore Municipal Journal*, October 27, 1916; October 24, 1918.

*Baltimore Sun*, March 24, 1922

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development, Lakeside. Novak took the Gallaghers to court and won the suit in the early 1930s, forcing the firm to build cottages on the remaining acreage that adjoined Lakeside. They were allowed to continue building rowhouses in areas that adjoined other rowhouses.<sup>9</sup>

The zoning laws also affected other aspects of urban life. Most city neighborhoods had traditionally enjoyed some mix of usages—with corner stores, retail sections, schools, and places for social gatherings. But under the new zoning regulations, mixed use of land was outlawed in new developments. City officials wanted separate and distinct commercial nodes with newsstands, drugstores, movies, and groceries concentrated together. For the residents of Ednor Gardens this meant a long walk to the nearest shopping and entertainment district at Greenmount Avenue and 33<sup>rd</sup> Street. But for the *Baltimore Sun* this was progress: “a man can buy a house secure in the knowledge that his property value will not be destroyed by the encroachment of business”<sup>10</sup> When, in late 1945 the Gallagher brothers tried to get neighbors to agree to their building a food market in the triangle formed by The Alameda, Ednor and Crestlyn Roads, and a parking lot along The Alameda, they initially collected a large number of signatures from residents approving the plan. Sentiment, however, soon changed and the Ednor Gardens Improvement Association took a formal position against the plan. The Gallaghers had filed a petition to re-zone the area, but the proposal was rejected in May, 1948 by the Zoning Commission. In June, residents of Ednor Gardens attended a meeting in the Stadium administration building to register their opposition to the Gallaghers’ plan. Edward Gallagher, Jr. argued for the parking lot to serve the patrons of the proposed food market, but the residents went on record that the association would “oppose, by any appropriate means, any commercialization of the Ednor Gardens neighborhood.”<sup>11</sup>

Restrictive covenants, a close cousin of zoning which affected homebuyers more than builders, also came into play around this time. Formerly, house buyers could alter their homes to suit their tastes, but by the mid-1920s builders of carefully designed communities like Ednor Gardens were attaching restrictive covenants to their sales contracts, stipulating that houses remain in their original condition for a period of years, even including paint colors. Additions could not be built in the front of the house beyond the original porch line and the front setback had to be kept as a lawn in perpetuity. Upper porches also could not be added. After they stopped building garages for their new houses, the covenants stated that no “metallic garages shall be constructed” and that the plans and location for any garage “must be approved in writing by The Montebello Land Company before construction is started.” The garages needed to be set back 5’ from the 15’ lane between

<sup>9</sup> *Baltimore Sun*, August 8, 1933

<sup>10</sup> *Baltimore Sun*, May 20, 1923

<sup>11</sup> *Ibid.*, June 26, 1948.

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houses, which lane "said garages must face." Furthermore, no automobile was to be kept in the open on any of the house lots; it "must be under cover in a garage."<sup>12</sup>

In this way the Gallagher Realty Company, as well as other developers, might ensure that their rows retained their uniformity and original design. The soundness of these ideas is reflected in the overall physical integrity of the community today, some eighty years later.

Restrictive covenants were also used to enforce segregation. Whereas individualized exteriors might weaken the sales price of nearby houses, and a gas station might be a curse on property values, a black resident moving into the neighborhood was seen as the death knell. Escalating racial tensions between black and white residents in the 1920s stemmed from the arrival of a great number of blacks who had migrated to Baltimore from Southern rural farms, lured by the promise of higher factory wages and year-round work. The city's African-American sections, already heavily populated, were quickly overfilled as the 1910 black population of 85,000 rose to 108,000 by 1920. Many white residents, especially those in the middle class, were already nervous because the U.S. Supreme Court had thrown out Baltimore's segregation law in 1917, and blacks were crossing the city's de facto racial boundaries.<sup>13</sup>

In 1921, a leading member of a neighborhood association was quoted in the *Sun*: "We have some hope that in the new zoning ordinance a measure protecting purely white neighborhoods from a Negro invasion will be incorporated." But, to many residents' regret, the city's new zoning ordinance of 1923 was silent on the issue of race. In response, more and more neighborhood associations began to adopt even more restrictive covenants, prohibiting any "Negro occupancy" except for domestic servants. Homebuyers were also prevented from selling their houses to Negroes. To the homeowners' relief, in 1924 the Maryland Court of Appeals ruled that a covenant barring blacks was binding on all residents and constitutional. Sellers and agents alike commonly gave a homebuyer a page of restrictions at the time of sale.

Houses in the Roland Park Company's pre-World War I up-scale community Guilford had racially restricted covenants as part of the Deed and Agreement, as did their next development, Homeland, which opened in 1924. The company's advertising slogan, "1,500 acres of *restricted* land" made the point boldly and openly. When in 1931 the Roland Park Company opened the first part of Northwood, directly north of Ednor Gardens, the same restrictive covenants applied.

<sup>12</sup> From June 2, 1947 lease for a house on the east side of the 3900 block of Rexmere Road. Gallagher Collection, Archives, University of Baltimore, Langsdale Library.

<sup>13</sup> For information quoted in this and the following paragraph, see Garrett Power, "Apartheid, Baltimore Style: The Residential Segregation Ordinances of 1910-1913," *Maryland Law Review*, vol. 42, no. 2 (1983).

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The Gallaghers attached similar restrictive covenants to their Ednor Gardens house deeds. Item No. 4 specified that at no time shall the lots described in the deed, or any building erected on them, "be occupied by any Negro or person of Negro extraction." An exception was made for "occupancy by a Negro domestic servant or other person, while employed in or about the premises by the owner or occupant" of the house.<sup>14</sup> And although the deed restrictions specifically excluded sale to Negroes, there was also an unwritten covenant, and an unwillingness on the Gallaghers' part, to sell to Jews. A letter of 1948 to the Realty Company noted that the writer had sent in a request for "one of the houses that you are intending to build off Loch Raven Boulevard near Alameda (group home)" at the time the land was being cleared. Since that time he had telephoned, but no one could locate his request. He continues, "I hope this request hasn't been lost, as it would have put me close to the top of your list." He is still interested in purchasing a house and signs his letter, "Sincerely, George L. Hyman (Not Jewish)."<sup>15</sup>

In the Baltimore of the 1920s, 1930s, 1940s, and even 1950s, such sentiments were all too commonplace. But after 1954's *Brown vs. the Board of Education* Supreme Court ruling allowing the integration of public schools, forward-looking citizens began to doubt the wisdom of restricting African-American housing choices. By 1941 the Citizens Planning and Housing Agency had been founded and publicly acknowledged that Negroes had been forced, by de facto segregation, to live in crowded conditions in substandard housing in the old city. CPHA fought for improvements in sanitation and urged more equal housing opportunities.

In 1967 Baltimore Neighborhoods was founded with a goal of ensuring that Negro homeowners would have their choice of housing options. The group particularly targeted "restricted" neighborhoods and launched a campaign to integrate Ednor Gardens, among other such neighborhoods. Early efforts were successful and today the community boasts over 60% black homeownership.

### The Great Depression

Throughout America the Great Depression, beginning in the fall of 1929, had a devastating effect on the homebuilding industry, as well as on individual homeowners' ability to keep their houses. What happened in Ednor Gardens was reflective of the situation in neighborhoods across the country. And, like those neighborhoods, the community benefited enormously from the new federal programs aimed to alleviate the worst of the nation's housing ills.

The 1929 stock market crash had little immediate impact on Baltimore's economy—building went on for nearly a year. By late 1930, however, the production of machinery, petroleum products and clothing had

<sup>14</sup> See June 2, 1947 lease for a house on the east side of the 3900 block of Rexmere Road. Gallagher Collection, Archives, University of Baltimore, Langsdale Library.

<sup>15</sup> Gallagher Collection, Archives, University of Baltimore.



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plunged 20 to 40 percent, throwing many factory employees out of work. And by 1932, the unemployment rate had risen to 19 percent; textile, steel, clothing and the construction sectors were hit especially hard. The Gallaghers continued building in Ednor Gardens, but they reduced the number of houses they constructed in one year—from sixty-nine in 1929 to thirty-three in 1930, and thirty in 1931. Sales declined too: fifty-four houses in 1930, thirty-one in 1931, and, astonishingly, none between 1932 and 1935. It seemed a sad close to a highly successful, forty-eight year development career. Edward J. Gallagher, Sr. died in January, 1933, and the Edward J. Gallagher Realty Company, now run by sons Edward and Norman, suspended building operations to wait out the Depression.

In Baltimore, as nationwide, banks refused to make new real estate loans or refinance old ones and called in loans for immediate repayment. This tactic led to collapsing markets and caused many banks to fail, which in turn meant that the depositors lost their savings and were bankrupted. Without available financing, real estate values plummeted. By 1933, half of all mortgages in America were in default; housing starts dropped to 93,000 in 1933, 90 percent below the high of 937,000 in 1925.<sup>16</sup>

Finally, the federal government stepped in to reorganize and stabilize the nation's savings and loan associations, which had lent \$15 billion in home mortgages in the 1920s. The newly created Federal Housing Authority instituted the National Housing Act in 1933 to help families purchase homes more equitably. The Home Owners' Loan Corporation, also created in 1933, refinanced more than \$3 billion of mortgages. The National Housing Act was developed to create a more simplified system of home-ownership, that put paying for a home almost on the same basis as paying rent. The plan eliminated the previous high down payments required (often as much as 40 percent to 50 percent of the home's value), which had forced potential home owners to obtain second, or even third mortgages to come up with the down payment. Now, down payments were reduced to 20 percent and a qualified homebuyer could borrow any sum up to \$16,000 (provided it did not exceed 80% of the value of the property) under the "Insured Single Mortgage Plan." The plan introduced the self-amortizing fifteen- and twenty-year loan, thus allowing monthly payments scaled to the purchaser's income. As part of the repayment plan, each year's fire insurance premiums, property taxes, and mortgage insurance were divided into twelve monthly installments, payable with the mortgage.

The Federal Housing Administration (FHA) became the main financial vehicle for buyers and saved the homebuilding industry in Baltimore and the rest of the nation. Without it, large-scale developers would have been unable to sell houses in volume as they had done before. Edward Gallagher, Jr. explained the terms to a prospective customer:

Purchase price	\$5,000
Cash down	\$ 700

<sup>16</sup> Miles E. White, et al, *Real Estate Development Principles and Process* (Washington, D. C.: Urban Land Institute, 1991).

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Balance by a loan	\$4,300
FHA loan—20-year plan	
@ 6.81% A.P. R.	\$ 29.28 per month
Annual Expenses	
Taxes (1938)	\$ 145.95
Ground rent	\$ 90.00
Mortgage insurance	
@ \$.20 per year	\$ 8.60
Total Annual Expenses	\$ 244.55 or
	\$ 20.38 per month
Total Monthly Payment	\$ 49.66

The fifteen-year direct reduction method required \$1,000 cash down with a \$33.76 monthly payment with the same expenses, or a total monthly payment of \$54.14.<sup>17</sup> Only a very few buyers could pay the purchase price in cash, and so the FHA 15- and 20-year mortgages were widespread. The \$49.66 monthly payment was a realistic amount for a working man. In addition, the payments were constant and the loan could not be called. With federally-insured mortgages, the FHA became a standardized financing mechanism for housing in Baltimore as well as the rest of the United States.

After the Gallaghers resumed business in 1936, homebuyers purchased the rest of the Ednor Gardens houses with government-backed loans. Yet, FHA underwriting guidelines strongly favored single-family houses in the suburbs over central city housing, a preference that only became stricter in the late 1930s. The rowhouse was deemed an outdated and undesirable dwelling type. In 1939, for example, when the FHA set a minimum standard for lot size, setback, and house width, the 16'-wide rowhouse was eliminated from eligibility for loan guarantees. According to the Baltimore Real Estate News of November, 1938, Congress only wanted to stimulate new construction through its programs, and not put the government in the position of insuring mortgages as a means of refinancing mortgages on existing homes.

In the meantime property values in Ednor Gardens had plummeted. All of the community's houses lost more than 50 percent of their original value. Houses in the 3600 block of Rexmere Road, for example, which originally sold for \$8,250 in 1928, resold in 1939 for \$4,000.

<sup>17</sup> Gallagher Collection, Archives, University of Baltimore

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### World War II

The onset of World War II could have been devastating for the Gallagher Realty Company; following America's entry into the war, only officially designated Defense Housing could be built. The Gallagher brothers acted quickly, however. Within three weeks of the bombing of Pearl Harbor they successfully petitioned the U.S. Office of Production's Division of Priorities to qualify 192 proposed units in Ednor Gardens as wartime housing since so many war workers were moving to Baltimore to work in the shipyards and air-craft factories. When these units were completed in 1943, the Gallaghers had to stop building and wait out the war.

By war's end in 1945 there was a tremendous pent-up demand for housing. All the major builders stood poised to fill their lots with new rows of neocolonial houses. In only twenty-five days in the spring of 1946, 259 rowhouses in Baltimore went up. Another federally sponsored housing program had been created to help homebuyers. The Servicemen's Readjustment Act of 1944, more popularly known as the GI Bill, created the Veterans Administration (VA) home loan guarantee program. It helped finance the housing boom that swept across Baltimore and the rest of the nation just after the war. Congress originally scheduled the home loan guarantees to expire in two years but in 1946 extended them to ten. The production of housing skyrocketed in America with five times the number of houses built in the 1950s as had gone up in the 1930s. The FHA and the VA funding put home financing within reach of families of all social classes, the money being made available through savings and loans, life insurance companies, and mutual savings banks. The amounts increased year by year with savings and loans lending \$1.5 billion more in 1950 for home financing than they had in 1949.<sup>18</sup>

The last phase of construction in Ednor Gardens in the late 1940s and 1950 included 116 neocolonial rowhouses and less than twenty cottages. The company had no trouble selling the houses. When word spread that Ednor Gardens was building again, inquiries flooded in. Veterans had preference and almost every sale was financed by a 4 percent GI loan. For example, GI loans financed thirty-two of the thirty-six houses in the 3900 block of Rexmere Road. Because of the demand, house prices soared. In 1949 the lowest-priced new house in Ednor Gardens sold for \$10,500, and the monthly payments for a twenty-five year mortgage (based on a \$2,000 down payment) stood at just over \$75.

The postwar era signaled a change in the leaders among Baltimore's rowhouse builders. All of the four most prominent builders—Edward J. Gallagher, Frank Novak, James Keelty, and Ephraim Macht—were now dead. All but Novak were succeeded by their sons (Novak's land holdings were sold to the Macht's Welsh Construction Company). But by 1950 Edward and Norman Gallagher were growing tired of the building

<sup>18</sup> Miles E. White, et al, *Real Estate Development Principles and Process* (Washington, D. C.: Urban Land Institute, 1991).

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business and sold the rest of the Jacobs tract to other builders and retired. Although Norman's sons continued to build houses near Ednor Gardens, by 1957 they, too, had left the building business.

Ednor Gardens achieves particular significance because of the careful attention to style and design shown throughout the neighborhood, its examples of the latest trends in rowhouse and residential design in the period, and its inclusion of amenities reflective of technological changes sweeping America in the 1920s, 1930s, and 1940s. Finally, because of the vast quantity of records documenting the building and marketing of Ednor Gardens houses, the community demonstrates national events and trends affecting residential construction in the period 1925 to 1950.



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## National Register of Historic Places Continuation Sheet

B-1361  
Ednor Gardens Historic District

Name of Property

Baltimore, Maryland  
County and State

Section 9 Page 1

### Major Bibliographical References:

#### *Secondary Sources*

John Burchard and Albert Bush-Brown, *The Architecture of America, A Social & Cultural History* (Boston: Little, Brown & Co., 1961, 1966).

Mary Ellen Hayward and Charles Belfoure, *The Baltimore Rowhouse* (New York: Princeton Architectural Press, 1999).

Henry Russell Hitchcock, *Architecture: Nineteenth and Twentieth Centuries* (New York: Penguin Books, 1958).

Garrett Power, "Apartheid, Baltimore Style: The Residential Segregation Ordinances of 1910-1913," *Maryland Law Review*, vol. 42, no. 2 (1983).

Robert A.M. Stern, editor, *The Anglo-American Suburb* (London: Architectural Design Profile, 1981).

James F. Waesche, *Crowning the Gravelly Hill, A History of the Roland Park-Guilford-Homeland District* (Baltimore: McClay & Associates, 1987).

Miles E. White, et al, *Real Estate Development Principles and Process* (Washington, D. C.: Urban Land Institute, 1991).

#### *Primary Sources*

The Gallagher Collection, Archives, University of Baltimore, Langsdale Library consists of advertisements, advertising brochures, financial records, correspondence, and sales records

Baltimore City Land Records, Clarence Mitchell Courthouse, Baltimore

The Baltimore Sun

The Roland Park Review, published 1908 - 1918, by the Roland Park Company

Ednor Gardens Historic District (B-1361)

Name of Property

Baltimore, Maryland

County and State

### Geographical Data

Acreage of Property Approximately 82 acres

#### UTM References

(Place additional UTM references on a continuation sheet)

1	Zone	Easting	Northing
2	Zone	Easting	Northing

3	Zone	Easting	Northing
4	Zone	Easting	Northing

☒ See continuation sheet

#### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

#### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

### 11. Form Prepared By

name/title Mary Ellen Hayward

Organization M.E. Hayward & Associates

date June 15, 2003

street & number 11408 Mays Chapel Road

telephone (410) 252-3662

city or town Lutherville

state Maryland

zip code 21093

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative black and white photographs of the property.

#### Additional Items

(Check with the SHPO or FPO for any additional items)

### Property Owner

(Complete this item at the request of SHPO or FPO)

name Multiple property owners (over fifty)

street & number

telephone

city or town

state

zip code

**Paperwork Reduction Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et. seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127, and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

B-1361  
Ednor Gardens Historic District

Name of Property

Baltimore, Maryland

County and State

Section 10 Page 1

### UTM References:

1. 18/361888/4355416
2. 18/362203/4355411
3. 18/362493/4355060
4. 18/362488/4354755
5. 18/361797/4354760
6. 18/361675/4355146

### Verbal Boundary Description:

The District comprises some twenty-nine blocks located in north Baltimore, east of Greenmount Avenue. Its southern boundary consists of the following: beginning at the northeast corner of Ellerslie Avenue and 36<sup>th</sup> Street and continuing along the north side of 36<sup>th</sup> Street east to the corner of Ednor Road, then south to the rear property line of 1201 36<sup>th</sup> Street and continuing east along the rear property lines of 1201 – 1211 and 1301 – 1319 36<sup>th</sup> Street until reaching The Alameda.

The eastern boundary is formed by the west side of the 3600 and 3700 blocks of The Alameda, running north until it intersects Chestnut Hill Road, then running west along the south side of Chestnut Hill Road until it intersects the west side of Monterey Road, then north along the west side of Monterey Road to Crestlyn Road, west along the south side of Crestlyn to the rear property line of the east side of the 3900 block of Ednor Road until it reaches The Alameda.

The northern boundary extends along the rear property lines of the north side of the 1100, 1000 and 900 blocks of Andover Road until it intersects the rear property line of the west side of the 3900 block of Rexmere Road. The northern boundary continues south along the rear property line of the west side of the 3800 block of Rexmere Road, until it intersects the rear property line of the houses on the north side of the 900 block of Chestnut Hill Avenue, then continues west until it intersects with Ellerslie Avenue. The western boundary is formed by the east side of Ellerslie Avenue as it extends south until it meets the place of beginning at the corner of 36<sup>th</sup> Street.

The following housing units are excluded from this overall geographical area: 3600 - 3624 and 3601 – 3611 Delverne Road; 3601 – 3619 Loch Raven Boulevard; and both sides of the 3600 block of Monterey Road (apartment units).

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section 10 Page 2

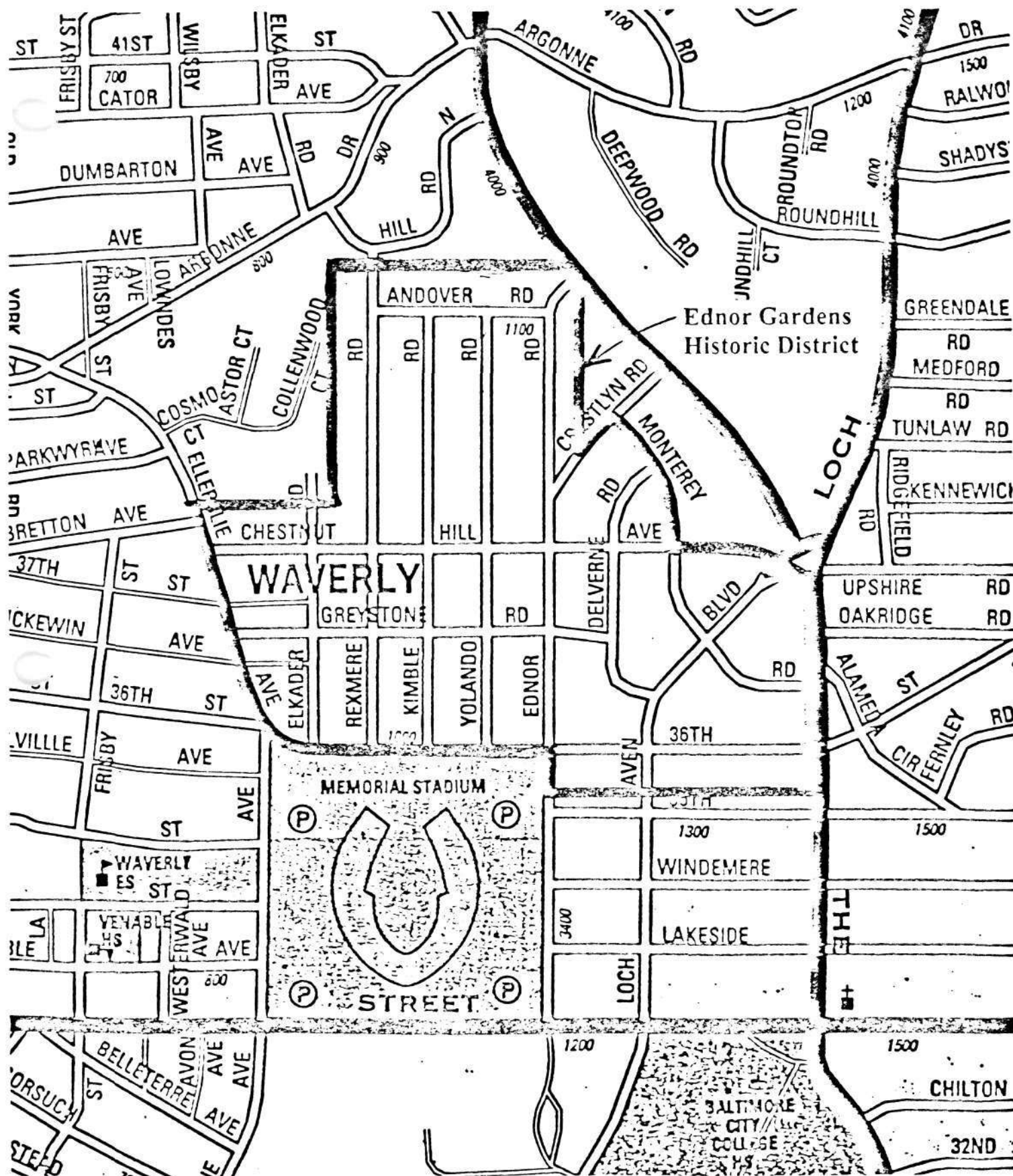
B-1361  
Ednor Gardens Historic District  
Name of Property

Baltimore, Maryland  
County and State

### Boundary Justification:

The boundaries so described represent the Ednor Gardens community, as planned by Edward J. Gallagher, Sr. in 1923-25 and built by both himself and his sons Edward, Jr. and Norman A. Gallagher (for whom Ednor Gardens was named), under the auspices of the Gallagher Realty Company, between 1925 and 1950. Edward Gallagher, Jr. served as architect for the entire development.





National Register Boundary Map  
Ednor Gardens Historic District (B-1361)  
Baltimore City, Maryland



B-1361

EDNOR GARDENS

HISTORIC DISTRICT

BALTIMORE CITY, MD

UTM REFERENCES:

1. 18/361888/4355416

2. 18/362203/4355411

3. 18/362493/4355060

4. 18/362438/4354955

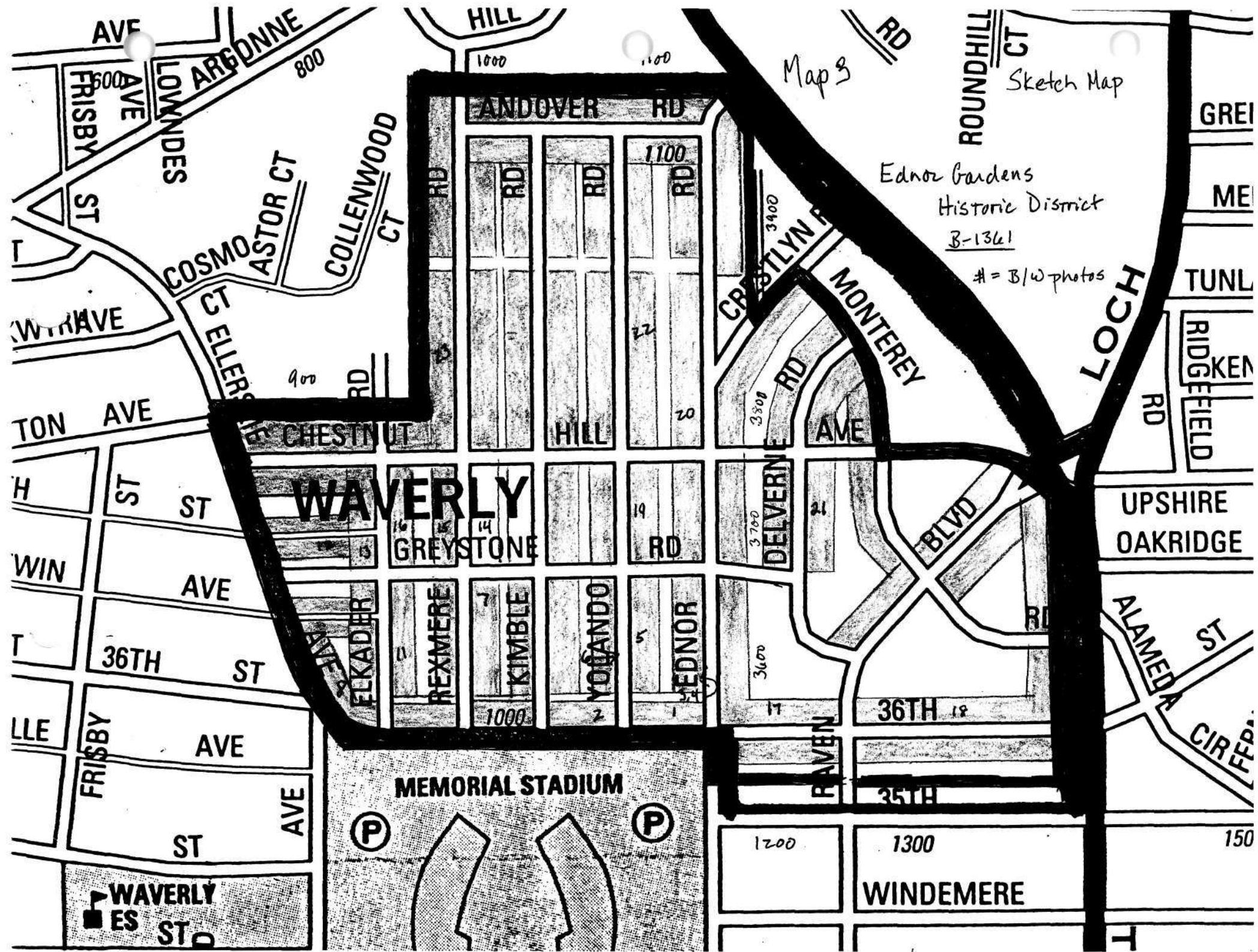
5. 18/361997/4354760

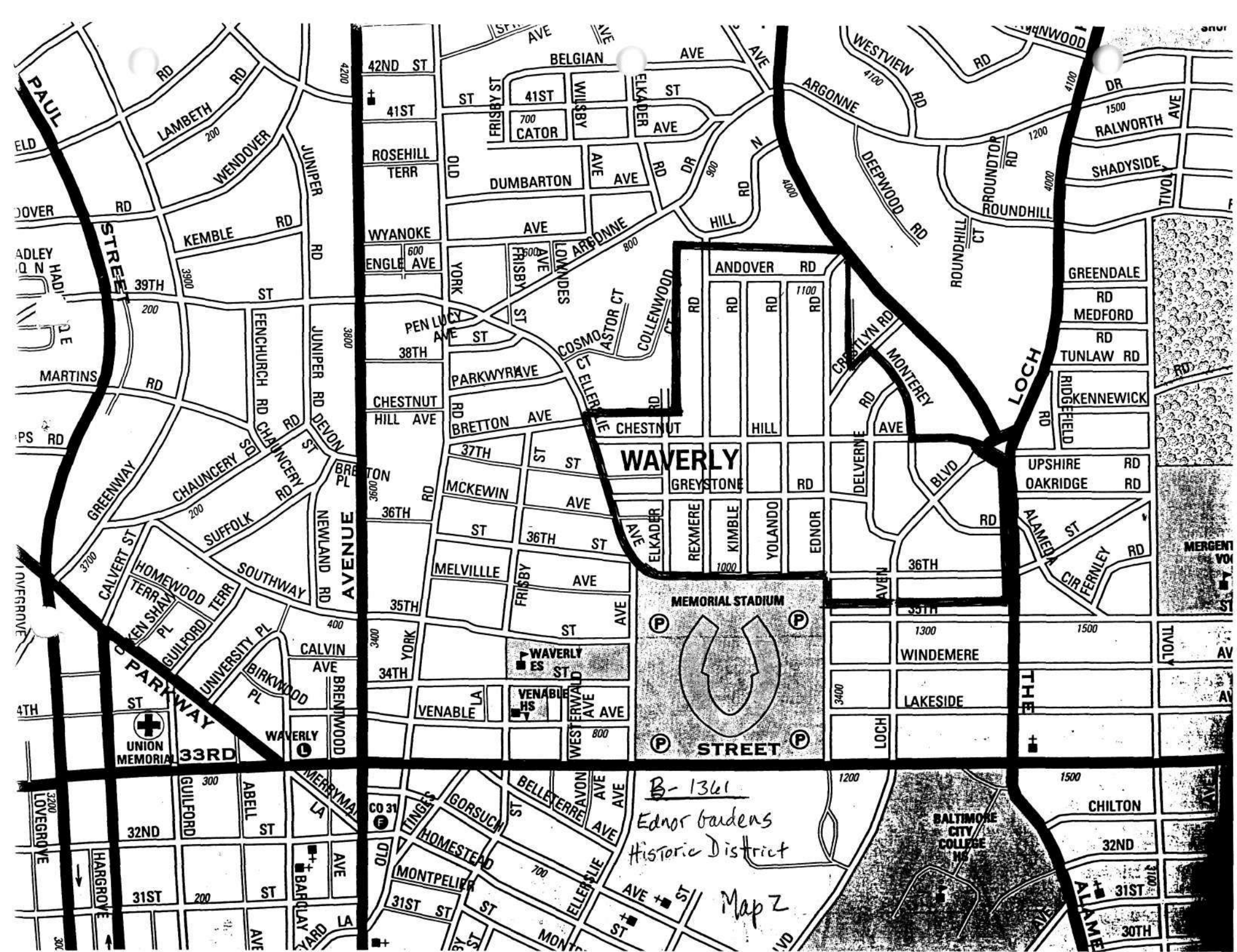
6. 18/361675/4355146



17/30"











USGS Quad Map  
BALTIMORE CITY East

B-1361  
Ednor Gardens Historic District

Map 1













B-1361

3600 block Ednor Rd, 1926  
Ednor Gardens Historic District  
BALTO. MD

M.E. Hayward

5/03

ART 250 6917  
<###> N N N N N N N N  
>039 <042>@

MD SHPO

West side 3600 block Ednor Rd. N of 36th St.

#3 of 23





B-1961

3600 block Ednor Rd.

Ednor Gardens Historic District

BALTO. MD.

M.E. Hayward

5/03

MD SHPO

West side 3600 block Ednor Rd, N of 36th St,

#4 of 23

ART 250 6917 <###> 042  
N N N N 1 02 (042) 0



B-1361

3600 block Yolando Rd., 1926  
Edna Gardens Historic District  
Bacto. MD

M.E. Hayward

5/03

MD 5470

E side 3600 block Yolando S of Greystone Rd.

#50123

ART 250 6917 <###> 024  
N N N-2 09 <042>@





B-1361

3600 block Yolando Rd., Kille  
State Parkers Historic District  
BARTO, MD

M.E. Hayward

5/03

MD SAPO

West side 3600 block Yolando N of 36th St. (3600 - 3616)

#6 of 23

ART 250 6917 >###> 028  
N N N N N-04 (042) 0



B-1361

3600 block Roxmore Rd., 1928

Edna Cairns Historic District

BACTO 113

M.E. Hayward

5/03

MD SHPO

E side of 3600 block Roxmore Rd. S of Greystone Rd.

#7 of 23

ART 250 6917 <###> 008  
N N N-2 06 (042) 0





B-1361

900 block E. 36th St. (900-920), 1928

Edna Gardens Historic District

BALTO. MD.

ME Hayward

5/03

ART 250 6917 <###> 003  
N N N-1-05 <042>@

MD SADO

Es of 36th St. at Millerslie Ave. showing

914-920 36th St.

# 8 of 23



B-1361

Aerial view of 1st blocks of Ednor Gardens and Baltimore  
Stadium, 1928

Jacques Kelly, News American photo

ART 250 6917 <###> 050  
10 N N N N 01 (042)0

looking N from 33rd Street

#9 of 23





B-1361

Car in an Ednor Borden's garage, c. 1929

From an E. J. Gallagher Realty Co. advertising brochure

E. J. Gallagher collection,  
University of Baltimore Archives

ART 6917 N N N+1 18 (042) ©  
>047 <###

#10 of 23



B-1361

3600 block Elkader Rd., 1929-30  
Ednor Bardens Historic District  
BALTO. MD

M.E. Hayward  
5/03

MD SAPO

E side 3600 block Elkader, N of 36th St. - mid-block

#11/23

ART 250 6917 <###> 012  
N N N-3-06 (042) ©





B-1361

900 block 37th St., 1929-30  
Edna Carlens Historic District  
BALTO. MD

N.E Hayward  
5/23

MD SHPO

S side 900 block 37th St., W of Elkader

#12 of 23

ART 250 6917 <###> 016  
N N N-3 15 <042>@



B-1361

3630-3636 Elkader Rd., 1929-30

Edna Dandens Historic District

BALTO. MD

M.E. Hayward

5/03

MD SHPO

W side 3600 block Elkader, N of Greystone Rd.

#13 of 23

ART 250 6917 <###> 014 <042>@  
N N N-2-25 <042>@





3-1361

3700 block Texmore Rd, 1930  
Edna Gardens Historic District  
BACTO. MD.

M.E. Hayward

5/03

K15 SHPO

E side 3700 block Texmore, NW Bryestone

#14 of 23



B-1361

3700 block Rexmere Rd., 1930-31

Edna Sanders Historic District

BALTO. MD.

M.E. Hayward

5/03

MD SHPO

Ws 3700 block Rexmere Rd. S of Chestnut Hill

#15 of 23

ART 250 6917 <###> 019  
N N N-2 27 (042)@



B-1361

3700 block Elkader Rd., 1931

Edna Gardens Historic District

BACTO. MD

M.E. Hayward

5/03

MD SHPO

E side 3700 block Elkader, N of GreyStone (3701-3709)

#16 of 23

ART 250 6917 <###> 018  
N N N-2 02 <042>@





B-1361

1200 block E. 34th St., 1936  
Edna Gardens Historic District  
Baltimore, MD

M. E. Hayward

5/03

MD SHPO

ART 250 6917 <###> 031  
N N N-3-24 (042) 0

N side 1200 block 34th St, east of Edna Ed. (1200-1204)

# 17 of 23



B-1361

1300 block E. 36th St., 1937  
Edwin Gardens Historic District  
Baltimore, MD.

M.E. Hayward

ART 250 6917 <###> 033  
N N N-2-07 (042)@

3/03

MD SAPO

N side 1300 block 36th St., east of Loch Raven Blvd.

#18 of 23





B-1361

3700 block Yolande Rd., 1939  
Edner Gardens Historic District  
BALTO MD

H.E. Hayward

5/03

MD SAPO

E side 3700 block Yolande Rd. N of Brystone Rd. (3701-3721)

#19 of 23

ART 250 6917 N N N-2-13 (042)@  
>025 <###>



B-1361

3800 Edna Rd., 1941-42  
Edna Gardens Historic District  
BACD. MD

M.E. Hayward  
5/03  
MD SHPO

ART 250 6917 035  
<###> N N N-1-07 (042) ©

W side 3800 block Edna Rd., North of Chestnut Hill (3800-16, 3818-34)

#20 of 23









B-1361

3800 block Yolanda Rd., 1941

Edna Gardens Historic District

BALTO. MD

M.E. Hayward

5/03

MD SAPO

E side 3800 block Yolanda Rd. N of Chestnut Hill



B-1361

3800 block Rexmere Rd., 1947  
Edna Gardens Historic District  
BALTO. MD.

M.E. Hayward  
5/03

MD SAPO

WS of 3800 block Rexmere Rd. N of Chesnut Hill (3800 - 3814)

#-230123

ART 250 6917 <###> 006 <042>@  
N N N N-1-13 (042)>@